



**GRASSROOTS**  
REALTY GROUP

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**800 Devonian Circle W  
Lethbridge, Alberta**

**MLS # A2142429**



**\$549,900**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** Refrigerator, Electric Stove, Dishwasher, OTR Microwave, Washer, Dryer, Window Coverings

Discover this exceptional home for sale in the esteemed Crossings Subdivision, featuring a LEGAL SUITE! Whether you're looking to live comfortably while earning rental income, accommodate multi-generational living, or invest in a hassle-free income property, this home fits the bill perfectly. The upper unit is designed for contemporary living, offering 2 spacious bedrooms and 2 well-appointed bathrooms. The kitchen is a chef's delight, designed to impress with its functionality and style. The dining room seamlessly flows into a generous living area, ideal for both relaxation and entertaining. Convenience is key with a double attached garage, separate laundry areas, and self contained mechanical room. On the lower level, you'll find the second suite, providing even more versatility. This self-contained unit features 2 comfortable bedrooms, 2 stylish bathrooms, and a kitchen that exceeds standard basement suite expectations. The living space is ample and includes a separate entrance, ensuring privacy and independence for both units. Outside, upgraded hardi board siding enhances the home's curb appeal and durability. The fence and front yard are already completed, while the side yard has been top-soiled and awaits your personal touch - whether it's sod, a patio, or landscaping of your choice. Located close to a wealth of amenities including shopping, parks, schools, and the Cor Van Raay YMCA, this home offers both convenience and lifestyle. Don't miss out on the opportunity to make this exceptional property your own - your dream home awaits! Plus, it comes with the peace of mind of a New Home Warranty. Explore the endless potential of this legally suited home today and envision the possibilities it holds for your future. Contact your Realtor and schedule a viewing before its gone!

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