



**1101 Pacific Circle W
Lethbridge, Alberta**

MLS # A2150060



\$549,900

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|------------------|---|---------------|------------------|
| Division: | Garry Station | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,718 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Underground Sprinklers | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-SL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: Fridge/freezer combo, built in microwave, blinds, underground sprinklers (front & back) TV wall mount brackets x4

Discover this stunning two-storey single-family detached home nestled in the sought-after Garry Station neighborhood. With 2,383 square feet of total developed space, this property offers the perfect blend of modern living and comfort, ideal for families and professionals alike. Step inside to an inviting open-concept main floor featuring a cozy fireplace and a dining area, perfect for gatherings. The kitchen is a chef's delight, boasting stainless steel appliances, including a built-in oven and microwave, a gas cooktop, a large fridge and freezer combo, and a dishwasher. Main floor laundry adds convenience to your daily routine. The upper level houses three bedrooms, including a primary suite with a 4-piece ensuite, and an additional 4-piece bathroom for the other bedrooms. A bonus loft space provides flexibility for a home office, play area, or additional living space. The basement is almost fully developed, offering a fourth bedroom and ample space for entertainment. Enjoy the fully landscaped backyard, complete with a deck and a second patio area, perfect for BBQs and outdoor entertaining. With a lot size of 4,261 square feet, there's plenty of space for outdoor activities. The double attached garage provides ample parking and storage. Located close to the new YMCA, parks, walking paths, and a variety of amenities including shopping and restaurants, this home offers a perfect balance of convenience and tranquility. The property is also adjacent to a green space. This home is turn-key and ready for you to move in and start creating memories. Don't miss out on this opportunity to live in one of Lethbridge's premier neighborhoods. Experience the charm and elegance of Garry Station living!