



**594 Devonia Road W
Lethbridge, Alberta**

MLS # A2150301



\$700,000

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,017 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Sump Pump, Garage Door Opener(s) & Remote(s), Window Coverings, all furniture and artwork in the home

Looking for the perfect blend of luxurious finishes, room for your family to grow, a fantastic location, and a turn-key, modern style? Look no further!! You just found it! Located in the beautiful Crossings neighbourhood, just a block from the new park and incoming elementary school and a stones throw from the YMCA, soccer fields, and baseball diamonds, this home is absolutely STUNNING. Some of the MANY features of this home include: central air conditioning for the upcoming hot summer months, central vacuum roughed in, quartz countertops throughout, hardiboard siding, hardwood floors, on-demand hot water system, underground sprinklers, a fully fenced yard, a speaker system throughout the home, and an EV charging station in the garage!! From your first moments at the home you will immediately notice the massive balcony, seating area over the garage that includes a natural gas fire pit and patio furniture. You will also love the high end custom front door with its 9 foot height and appreciate the 8 and a half feet tall doors throughout the main level of the home as well. The kitchen and living room provide you with plenty of seating for guests and include features such as: a large island for cooking preparation, a good-sized pantry area, stainless steel appliances including a gas stove, large windows to allow natural light to flood the main level with sunshine, and a natural gas fireplace in the living room. The main floor also has a great office room off the front entrance, a powder room for guests, built-in lockers in the back hall: perfect for when the kids get home from school, and a large front hall coat closet. Upstairs you will appreciate the three bedrooms, close together for family convenience, the large bonus room, and a full bathroom for guests or kids and a huge ensuite bathroom in the primary! The primary bedroom has plenty of room for a king size bed, a

gorgeous walk-in closet with built-in closet organizers, double vanity, water closet, a walk-in shower, and a large tub! Heading downstairs your eye will be immediately drawn to the huge wine cellar that was put in as a custom feature by Cedar Ridge for this one owner home! You will appreciate the large family room, a fourth bedroom, and the abundance of storage space in this fully finished basement! The home comes with all its furniture and art… so don’t delay!! Call your REALTOR® and come and see this spectacular home today!