



**1182 Pacific Circle W
Lethbridge, Alberta**

MLS # A2152070



\$499,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Electric, Fireplace Insert, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Stone Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: all window coverings, artwork in main hallway going upstairs, upstairs washer / dryer, two -in-one washer/dryer located in basement, all tv mounts, hoses (2) on the exterior of the house, shed located in backyard

Located in Garry Station on the west side of Lethbridge this STUNNING property is just a few minutes from Chinook high school, the YMCA, soccer/baseball fields, the incoming elementary school, grocery stores, and so many other fantastic amenities. Starting from the exterior of the home you will appreciate the double attached heated garage, large back deck for barbecuers to enjoy and a yard with no one behind you to watch Lethbridge's beautiful sunsets! Stepping into the home the kitchen is sure to wow with stainless steel appliances, a large island, quartz countertops, and beautiful light fixtures. Bright and open are the only two words to perfectly describe the main floor of this home!! The main floor also features a built-in fireplace that was custom made for this property to wow your guests! Upstairs you will appreciate the spacious two bedrooms that include their own ensuites! The primary bedroom comes complete with a walk-in closet, a walk-in shower, and a double vanity for those couples that prefer not to share! Plus a soaker tub to unwind from the day and relax in comfort. The basement is the perfect place to relax with a third bedroom, full bathroom, living area and a walkout basement for your convenience to a cement pad to entertain your guests on. If you are looking for the turn-key experience this is THE ONE. Don't delay, call your REALTOR; right away!