



**812 Devonia Circle W
Lethbridge, Alberta**

MLS # A2156248



\$575,000

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,537 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Standard Shaped Lot		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	see appliances		

JUST BUILT & FINISHED AUGUST 2024! BRAND NEW AND READY FOR YOU! You asked and Custom Quality Build listened! FULLY FINISHED TO THE BASEMENT 2 STOREY GREEN ENERGY EFFICIENT RATED HOME IN THE CROSSINGS WITH DECK INCLUDED! PROGRESSIVE NEW HOME WARRANTY ALSO INCLUDED! This home has built-green certification with high efficiency dual zone furnace, Heat Recovery ventilation system(for your health!), ready for solar install at the panel(if you decided to buy one), & is also panel ready to install a charger for an electric vehicle! Welcoming entry also features door to double attached garage. Well designed open plan for kitchen, dining room, and living room. Kitchen features quartz counters, stainless steel appliance package, & bigger than average pantry! Garden doors to deck out back just off the dining room. Living room features big window to let in plenty of light, and an electric fireplace to cozy up to in the winter. Main floor also has a 2 piece bathroom. Upper level has 4 bedrooms including primary bedroom with 5 piece ensuite featuring double vanity and tub/shower combo. There is also a laundry closet with machines included. Second level also features another full 4 piece bathroom with tub/shower combo. Basement has separate side entrance and is fully developed with family room with wet bar, 5th bedroom, 4 piece bathroom with tub/shower combo, and a utility room that also features secondary laundry hookups. Could easily convert to separate space for multigenerational living! Home has convenience of central a/c(being installed 08/08) and tankless hot water. The Crossings neighbourhood features architectural controls for all homes to have hardiplank cement fiber board siding! This neighbourhood is fantastic with proximity to parks, schools, restaurants, shopping, YMCA with

pool, ice rinks, and other amenities! Buy before end of August 2024 and receive free front landscaping(sod and tree) from builder!