



**893 Atlantic Cove W  
Lethbridge, Alberta**

**MLS # A2159073**



**\$569,900**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,991 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, microwave, A/C, 2 TVs, 2 wall mounts (living room & lower bedroom), window coverings, overhead garage door opener and remotes, shed.

Welcome to 893 Atlantic Cove W in Lethbridge, a beautiful two-story home offering 1,991 square feet of thoughtfully designed living space! This spacious property features 5 bedrooms, 3.5 bathrooms, and an attached double garage, making it the perfect fit for families seeking comfort and convenience. As you enter the home, you'll be greeted by an open floor plan that creates a welcoming and airy atmosphere. The main level boasts a huge kitchen equipped with an island, ample counter space, and a modern hood fan. This kitchen is a chef's dream, offering plenty of room for meal preparation and entertaining. Adjacent to the kitchen is a bright and inviting dining area, perfect for family meals or dinner parties. The living room, also located on this level, provides a cozy space to relax and unwind. For coffee enthusiasts, a dedicated coffee bar just off the kitchen adds an extra touch of luxury. The main floor also includes a convenient 2-piece bathroom and a versatile office space, ideal for those who work from home or need a quiet place to study. Heading upstairs, you'll find the primary bedroom, complete with a walk-in closet and a private 4-piece ensuite, providing a tranquil retreat at the end of the day. Two additional bedrooms on this level offer plenty of space for family or guests. A laundry room and a second 4-piece bathroom add to the functionality of the upper floor. Additionally, a sizeable living room on this level offers a second space for relaxation or entertainment. The fully finished basement expands your living space with a large family room, perfect for movie nights or a play area. This level also features a 4-piece bathroom, two more bedrooms, and a utility room. Storage space under the stairs ensures you have plenty of room to keep your home organized. Outside, the home offers a nice deck where you can enjoy outdoor dining or

simply relax in your green space. This property is a wonderful opportunity to create a home that truly reflects your lifestyle. Make 893 Atlantic Cove W your own and experience the best of comfortable, modern living. Contact your favourite REALTOR® today!