



GRASSROOTS
REALTY GROUP

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**761 Atlantic Cove W
Lethbridge, Alberta**

MLS # A2165618



\$575,000

Division:	The Crossings		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	solar panels		

Welcome to this exceptionally maintained, thoughtfully designed, fully finished bungalow packed with extras. Through the front door you are greeted with a spacious foyer with a nice size closet. A four piece bath is conveniently located on the main floor, but tucked nicely away from the living area. The kitchen is the real show stopper! There is counter space for days! Stainless steel appliances, quartz countertops, full height ceramic tile backsplash, extra drawers, plenty of cabinets, a coffee station, corner pantry, and so much more. The kitchen opens nicely to the dining area, and living room, surrounded by incredible windows that flood the entire main floor with gorgeous natural light. The main floor features a nice size bedroom, as well as the primary bedroom with ensuite and walk in closet. You will love the custom feature wall in the primary bedroom, and the walk in shower and the closet built ins are fantastic. Custom wrought iron railing and another feature wall will take you downstairs to the basement. The basement family room is huge, and the walkout basement means extra windows, and even more natural light flooding in from all sides! The laundry room (with sink!) and two more bedrooms complete the basement. One of the bedrooms even has a custom built in reading nook! You will love curling up here on a rainy day with a good book! Even the mechanical room is thoughtfully designed. Check out how they've installed the furnace to maximize storage space! The feature list just keeps going. There are two decks, one up top complete with glass privacy wall and aluminum railing, as well as a concrete patio down below with the walk out basement. One of the best parts?! This home has no neighbours behind and the field behind was recently rezoned for a park! This will only improve this home's value. This home also comes complete with a cutting-edge 6.3kW solar energy

system installed in October 2023 by Energy Smart Canada. Empowering you to generate your own clean electricity and significantly reduce your carbon footprint. Located on a quiet street in the wonderful Crossings community, this home is just a couple minutes from groceries, the YMCA rec center, restaurants, pharmacies, groceries, parks, playgrounds, and so much more. This home must be seen to appreciate every thoughtful detail. Give your REALTOR ® a call and come see all this home has to offer!