



**135 Pacific Landing W
Lethbridge, Alberta**

MLS # A2191231



\$599,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,844 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Standard Shaped Lot, Street Lighting, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

The main floor unfolds into an expansive open-concept living space, framed by high ceilings and gallery-style windows that flood the interior with natural light. A sleek gas fireplace establishes a focal point, while the oversized kitchen island serves as both a gathering space and a functional centerpiece. Built-in stainless steel appliances integrate seamlessly into the kitchen’s design, complemented by a walk-through pantry that balances efficiency with elegance. Custom-crafted handrails with black spindles provide a bold contrast, adding to the home’s refined aesthetic. On the second floor, a sunlit bonus room is punctuated by three architectural skylights, creating a dynamic interplay of light and shadow. The primary suite is defined by its thoughtful flow—featuring a double vanity, custom-tiled shower, and a walk-in closet that connects intuitively to the laundry room, streamlining daily routines. The fully developed lower level enhances the home’s adaptability, offering a spacious family room, a fourth bedroom, and a four-piece bath—an ideal retreat for guests or additional living space. The Neighborhood: Set within Garry Station, a community inspired by Lethbridge’s railway heritage, the home is surrounded by rail-influenced architecture, heritage-style street lamps, and curated green spaces. With access to parks, walking paths, and top-tier schools—with a new K-5 school opening in 2025.