



**905 Atlantic Cove W
Lethbridge, Alberta**

MLS # A2193665



\$499,900

Division:	The Crossings		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,045 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Sump Pump(s)		

Inclusions: Refrigerator, Stove, Hoodfan, Microwave, Dishwasher, Washer & Dryer, Central A/C, Bar Fridge in Island, Garage Door Opener & Controls, All Window Coverings including Blinds & Curtains,

Nestled in the sought-after Crossings Subdivision, this stunning former showhome offers an exceptional blend of comfort and style. With four spacious bedrooms and three full bathrooms, this bi-level home is designed to meet all your family's needs. The main floor features a bright and inviting living room, a beautifully appointed kitchen with a large island, and a built-in bar fridge—perfect for entertaining. The primary suite boasts a private ensuite, providing a serene retreat at the end of the day. Convenience is key with main floor laundry and a double attached garage for ample storage and parking. The fully finished walk-out basement expands your living space, featuring a cozy gas fireplace in the expansive lower-level living room, creating the ideal space for relaxation. Thoughtfully designed and meticulously maintained, this home offers quality and elegance in every detail. Don't miss your opportunity to own this incredible property in one of the most desirable neighbourhoods!