



**765 Atlantic Cove W
Lethbridge, Alberta**

MLS # A2194221



\$649,900

Division:	The Crossings		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,224 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Other, Stone	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: Washer/Dryer pedestals, Underground Sprinklers (front & back), Omni Shield System

Discover modern living in this custom-built Van Arbor home located in the vibrant Crossings community of West Lethbridge. This 3-bedroom, 2.5-bathroom residence offers an open-concept main floor featuring a gourmet kitchen with a large island, gas stove, built-in microwave, under-cabinet lighting, and a spacious Silgranite sink. The kitchen is designed for optimal organization, complemented by extra-depth upper cabinets for ample storage. A built-in dining room bench enhances the dining area, providing both style and efficient use of space. The main floor also includes an office that overlooks the greenspace, offering a serene workspace. The living room boasts custom built-in millwork, adding both style and functionality. The lower level includes two generously sized bedrooms and a large family room, with large windows that flood the space with natural light. Step out to the backyard and enjoy the lower covered deck, constructed with low-maintenance Trex decking. The upper deck is also covered, offering views of the greenspace with no neighbors behind, and both decks are equipped with gas BBQ lines, perfect for outdoor cooking and entertaining. The primary bedroom serves as a tranquil retreat, featuring blackout custom window coverings for enhanced privacy and relaxation. The ensuite bathroom boasts heated floors for added comfort, and the walk-in closet has been upgraded with custom shelves and drawers. Additional highlights include upgraded plumbing fixtures throughout and an oversized garage providing ample space for vehicles and storage needs. Situated in the desirable Crossings community, this home offers proximity to parks, schools, and various amenities, enhancing your living experience. Experience the quality and craftsmanship of Van Arbor Homes, a renowned builder in Lethbridge and southern Alberta. Don't miss the opportunity to make this

exceptional property your new home.