



**1004 Atlantic Lookout W
Lethbridge, Alberta**

MLS # A2194695



\$659,900

Division:	The Crossings		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,621 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: built in bench(s) in dining room and in foyer, shed, 3 roller blinds on lower patio, gemstone lighting, underground sprinklers

Be Dazzled by this perfect floorplan!! . If you were only shopping Bungalow this gorgeous BI-LEVEL may just be the home to change your mind. The main floor starts with an inviting foyer, including built in bench with entry to the double attached heated garage sized to fit a full size truck !!. A 2 piece powder room is also on the main floor for convenience but the favorite feature is the primary bedroom , stunning ensuite, spacious walk in closet, that's adjacent to the main floor laundry!! . The eat in kitchen has the perfect amount of cupboards, counterspace with island & pantry , plus immaculate built in appliances that buyers would expect to find in this upscale former Cedar Ridge show home!! . Open concept Kitchen/dining to the living room makes entertaining so inclusive! The back door from the kitchen to the deck makes barbecuing easy too. Move up a few steps to the upper level and you will find two more bedrooms and a 4 piece bathroom. The fully finished basement, features 9 feet floor to ceiling height (the same as the main floor!) The family room is big, bright with a drink/snack bar for movie nights or just hanging out. Two more great sized bedrooms with another 4 piece bathroom makes 5 bedrooms in total. The utility room includes proper storage space making this the ideal family home from top to bottom!! The yard is completely fenced , with well planned landscaping and you will love the covered lower patio area underneath the upper deck including gas line for a fire table and private roller screens. for shade and privacy. This backyard is cozy, private and ready for outdoor enjoyment . This move in ready home still looks and feels like a show home !! Includes A/C, underground sprinklers, fireplace, and you will notice higher quality building materials were used throughout.. This gorgeous bi-level is located in The Crossings, a sought after west side

neighborhood . Close to schools, shopping, parks, playgrounds, library, and recreation centre makes this a great choice for your family!
These types of homes that are pre-owned but look like NEW are hard to come by so be sure to put this one on your list!!