



GRASSROOTS
REALTY GROUP

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**1374 Pacific Circle W
Lethbridge, Alberta**

MLS # A2204094



\$539,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,587 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: fridge, stove, dishwasher, OTR microwave, washer, dryer, window coverings, TV wall mount, a/c unit, shelves beside fireplace, garage door opener and remote,

Welcome to this stunning 2 storey home located in Garry Station, where soaring ceilings and an abundance of natural light create an inviting and airy atmosphere from the moment you step inside. Designed for both comfort and style, this home boasts an open and spacious layout with a feature wall in the living room showcase an electric fireplace and shelving on either side to display those family photos, perfect for entertaining or simply enjoying time with family. The modern light fixtures complement the sleek cabinetry, while a well-planned kitchen, complete with a large island and corner pantry, makes meal preparation effortless and enjoyable. Upstairs, the spacious primary suite offering a generous walk-in closet and a 4piece en-suite with double sinks. The convenience of an upper-floor laundry room is spacious and thoughtfully designed with shelving to make laundry day a breeze. Two additional oversized bedrooms complete the upper level, providing ample space. Adding to the home's versatility, a separate side entrance leads to the fully developed basement, offering exciting possibilities. The basement features a large family room with a wet bar, an additional spacious bedroom, and a well-appointed three-piece bathroom—perfect for guests, extended family, or even the potential for an illegal suite or multi generational home. Situated in a quiet crescent with plenty of families, this home enjoys a unique location with a paved back lane on two sides with RV parking potential, extra breathing room and easy backyard access. The fully fenced yard includes a large deck, perfect for outdoor gatherings. Move-in ready and impeccably maintained, this home is just waiting for you to make it yours!