



**1170 Pacific Circle W  
Lethbridge, Alberta**

**MLS # A2206118**



**\$709,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Garry Station  |               |                  |
| <b>Type:</b>     | Residential/House                                      |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,009 sq.ft.   | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                 |               |                  |
| <b>Lot Size:</b> | 0.13 Acre  |               |                  |
| <b>Lot Feat:</b> | Farm, Gentle Sloping, Landscaped, No Neighbours Behind |               |                  |

|                    |                                       |                   |      |
|--------------------|---------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                          | <b>Zoning:</b>    | R-SL |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -    |

**Features:** Closet Organizers, Double Vanity, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Sump Pump(s)

**Inclusions:** Curtain rods stay, TV Mount to stay

Welcome to Your Dream Home in Garry Station! This nearly-new, three-year-old, three-bedroom home with a bonus room offers the perfect retreat for your family. Nestled on a peaceful street in Garry Station, the property features a beautifully landscaped, fully fenced yard&mdash;ready for your enjoyment. You&rsquo;ll be captivated by the breathtaking views from the kitchen, dining area, and bonus room. These bright, spacious rooms are designed for relaxation and provide the ideal setting to unwind while taking in the serene country landscape, offering a welcome escape from the hustle and bustle of city life. The primary suite is a true sanctuary, providing a cozy space to recharge after a busy day. Plus, you'll love the convenience of being just a few blocks from the new elementary school set to open this fall&mdash;making school mornings a breeze for your kids. This home also boasts a walkout basement, offering endless potential to customize the space to your needs and style. Don&rsquo;t miss the opportunity to experience this beautiful property in person. Schedule a viewing with your realtor&reg; today and discover why this home is the perfect place to start your next chapter.