

**1353 Pacific Circle W
Lethbridge, Alberta**

MLS # A2251062



\$559,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,383 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Garage Door Opener, Heated Garage, Trip		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Street Lighting		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows		

Inclusions: Curtain Rods

Welcome to Garry Station! This stunning 3+1 bedroom home with a HEATED TRIPLE CAR GARAGE blends modern design with everyday functionality. Step inside to a spacious foyer that leads into an open-concept living area, perfect for family gatherings and entertaining. The remarkable chef-inspired kitchen is a true highlight, featuring high-end appliances, including an impressive 5 $\frac{1}{2}$ -foot fridge/freezer combo, a 5-burner Bertazzoni gas cooktop, sleek quartz countertops, and a walk-in pantry. The adjoining bright and open living room creates a warm and inviting space. Upstairs, you'll find three generously sized bedrooms, including a primary suite complete with a walk-in closet and an ensuite bathroom. The fully finished basement offers even more space, with a large family room, a fourth bedroom, and a third full bathroom—ideal for guests or growing families. Step outside to enjoy a landscaped backyard with a large deck, ready for summer barbecues and relaxation. Located in the sought-after Garry Station neighbourhood, this home is close to parks, shopping, and the brand-new Garry Station K school opening in 2025! Don't miss your chance to own this incredible property that truly has it all! Call your favorite agent to book a showing.