

**1366 Pacific Circle W  
Lethbridge, Alberta**

**MLS # A2292603**



**\$567,200**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Garry Station                              |               |                  |
| <b>Type:</b>     | Residential/House                          |               |                  |
| <b>Style:</b>    | 2 Storey                                   |               |                  |
| <b>Size:</b>     | 1,912 sq.ft.                               | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                     |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Standard Shaped Lot |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | R-SL |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, Open Floorplan, Sump Pump(s), Walk-In Closet(s) |                   |      |

**Inclusions:** None

Welcome to this family friendly 1,912 sq. ft. two-storey in desirable Garry Station West! Thoughtfully designed and fully finished from top to bottom, this 5-bedroom, 3.5-bath home offers exceptional style and function. Built by a reputable Ashcroft known for custom lighting, built-ins, and modern design touches, it delivers both comfort and sophistication. The main level showcases a bright open layout with a feature fireplace, spacious living and dining areas, and a well-appointed kitchen. Upstairs, you’ll find four bedrooms, including a beautiful primary suite with a large walk-in closet and a spa-like ensuite w/ oversized shower. Bonus: convenient upper laundry room. Downstairs, the fully finished basement adds even more living space with a versatile family room, additional bedroom, and full bathroom. Outside, enjoy the private fenced backyard with a raised garden bed, landscaping, and plenty of room for entertaining. Extras include central A/C, a double attached garage, and outstanding curb appeal. Located close to the YMCA and amenities.