

**1009 Atlantic Lookout W  
Lethbridge, Alberta**

**MLS # A2300714**



**\$698,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | The Crossings  |               |                  |
| <b>Type:</b>     | Residential/House                                      |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 1,885 sq.ft.   | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached                                 |               |                  |
| <b>Lot Size:</b> | 0.11 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Standard Shaped Lot |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Concrete, Wood Frame                   | <b>Zoning:</b>    | R-CL |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home, Open Floorplan, Pantry, Quartz Counters |                   |      |

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, Hot Tub (negotiable), Drink Fridge in Pantry, Window Coverings, Dishwasher (down), Garage Door Openers & 2 remotes

Welcome to 1009 Atlantic Lookout West. This Cedar Ridge Daisy model offers the space buyers are looking for with a rare triple garage and a fully finished home from top to bottom inside and out. The main floor features a bright open concept layout with a spacious kitchen, large dining area, comfortable living room, and welcoming entry. It is a great setup for both everyday living and entertaining guests. Upstairs you will find a beautiful Master Bedroom retreat complete with a dual vanity ensuite and a large walk in closet. Two additional bedrooms, a full bathroom, and a generous loft style bonus room create the perfect upper level for families who want extra living space. The basement has now been fully developed and adds even more value with an additional bedroom, another full bathroom, and a comfortable family room that works perfectly for movie nights, teenagers, or visiting guests. Outside is where this property really stands out. The yard is fully fenced and landscaped with underground sprinklers already installed. The deck creates an excellent entertaining space and makes the backyard ready to enjoy from day one. A nice bonus feature is the installed Home One LED soffit lighting system which lets you customize exterior lighting year round. Whether it is game night, holidays, or special occasions, this feature makes the home stand out on the street and adds a fun personality to the property. Watch the neighborhood light up as your team scores! Located in the Crossings community, you are close to shopping, restaurants, schools, parks, and the ATB Centre. Homes with this combination of triple garage, finished basement, and completed yard rarely come available in this area.