

**781 Atlantic Cove W  
Lethbridge, Alberta**

**MLS # A2304212**



**\$659,000**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,038 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Street Lighting, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Vinyl Windows		

**Inclusions:** Pool Table & Pool Cue Mount, TV mount (Main Floor, Basement), Garage Shelving (mounted).

Welcome to 781 Atlantic Cove W. Built in 2021, this fully developed two storey offers over 2,700 square feet of thoughtfully designed living space, with 3 bedrooms, 3.5 bathrooms, and a layout that balances function with clean, modern execution. The main floor opens with a bright, open concept layout, defined by large rear windows and a patio door leading to the deck. The living room is anchored by a gas fireplace, clean, understated, and well positioned within the space. At the centre, the kitchen delivers both function and presence with white cabinetry, stone countertops, stainless steel appliances, and a large island with seating. A walk through pantry keeps the layout efficient and connected. This level is completed by a mudroom with a custom built in bench and a streamlined half bath, practical and well executed details. Upstairs offers three bedrooms, a central bonus room, and upper level laundry. The primary suite is well laid out with a walk in closet and a 5 piece ensuite featuring stone countertops, a custom tiled shower, and a freestanding tub, simple, refined, and functional. The fully developed basement continues the same clean approach, with large rear facing windows bringing in natural light. A wet bar with a waterfall countertop and integrated mini fridge creates a clear focal point, complemented by built in speakers. A Murphy bed adds flexibility for guests, and a 3 piece bathroom completes the level.