

**1109 Pacific Circle W
Lethbridge, Alberta**

MLS # A2310728



\$599,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,791 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Air Conditioner, Fridge/Freezer, Gas Stove, Washer and Dryer, Stainless steel hood fan, Window coverings including curtains, rods, and blinds, Shed, Built-in Makeup table, Electric Fireplace, Garage Door Opener

Two storey family home at 1109 Pacific Circle West in Garry Station West, perfectly situated just steps from the brand new elementary school. Built in 2020 and thoughtfully finished by the builder, this home offers 1,791 sq ft on the main and upper floors plus a fully developed 700 sq ft basement, delivering bright, flexible living space ideal for growing families. The heart of the home is a modern two tone kitchen with a navy island, white upper cabinetry, quartz countertops and stainless steel appliances, including an industrial size side by side fridge & Freezer. A generous butler's pantry provides abundant storage and prep space, while pots and pans drawers, a stainless hood and a gas cooktop make the kitchen highly functional. Warm vinyl plank flooring and abundant pot lights flow through the open main level, where an electric fireplace anchors a welcoming living area. The primary suite features a built in quartz makeup table in the walk in closet and a spa style ensuite with dual sinks and a tiled shower that includes a quartz bench seat for comfort and convenience. Downstairs, the builder finished basement adds additional 700 sq ft of living space—ideal for a family room, home office or guest suite. The attached garage is roughed in for gas and electrical future heating, and the lot offers practical lane access and RV storage potential. Mature trees and established landscaping with underground sprinklers create a private area to escape! Pressure treated deck with aluminum railing and a concrete patio area provide excellent outdoor living and entertaining options. A shed adds extra storage.