

**761 Atlantic Cove W
Lethbridge, Alberta**

MLS # A2325932



\$619,900

Division:	The Crossings		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,229 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Lawn		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Option of come fully furnished and decorated by interior designer. Asking \$10, 000 for all furniture and T.V.'s. (\$20, 000 value)

Turn-Key Luxury with Stunning Pond Views & Designer Finishes. Welcome to the home you've been waiting for—a meticulously maintained, truly turn-key property that combines thoughtful upgrades, exceptional style, and an unbeatable location. Imagine waking up each morning to peaceful pond views, with scenic walking paths, a playground, and beautiful green space right outside your backyard. Whether you're enjoying your morning coffee on the deck or taking an evening stroll, this home offers a lifestyle that's hard to match. Inside, you'll be welcomed by a bright, open-concept floor plan designed for both everyday living and entertaining. The walkout basement fills the lower level with natural light, creating a warm and inviting extension of the home. The stunning kitchen is the heart of the home, featuring elegant quartz countertops, a large island, in kitchen seating, stainless steel appliances, and a spacious corner pantry—perfect for the home chef and busy family alike. Professionally decorated by an interior designer, every room has been thoughtfully curated to create a modern yet welcoming atmosphere. To make your move even easier, the beautifully staged furniture can be included with the purchase. (Ask your realtor for more details) This home has also been extensively upgraded for comfort, efficiency, and peace of mind, including: - Solar panels for improved energy efficiency - New air conditioning - Permanent Gemstone exterior lighting - Simply move in and enjoy The location couldn't be better. Situated on a quiet street while offering quick access to major roadways, you'll be just minutes from the YMCA recreation centre, schools, grocery stores, parks, playgrounds, and walking paths. This is more than just a house—it's a beautifully designed home in an incredible

community, offering the perfect combination of luxury, convenience, and everyday comfort. Don't miss your opportunity to own this exceptional property. Schedule your showing today!