Anne French
Your REALTOR®
Love where you live.

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409 Devonia Way W
Lethbridge, Alberta

MLS # A2331228



$879,900

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,307 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	6	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	(R-L)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Quartz Counters, Storage, Wired for Sound		

Inclusions: Dishwasher, Microwave hood fan, Stove, Refrigerator, Washer, Dryer, 1 garage door remote, A/C, all window coverings.

Step into this exceptional family home in the highly sought after community of The Crossings! Offering over 3,000 sq. ft. of beautifully designed living space, including more than 2,300 sq. ft. above grade, this impressive 6 bedroom, 3.5 bathroom home delivers the space, comfort, and functionality today's families are looking for. Step inside to an inviting open concept main floor where the spacious living room is anchored by a cozy gas fireplace, creating the perfect gathering space for family and friends. The stunning kitchen features elegant quartz countertops, ample cabinetry, and plenty of workspace, making it ideal for both everyday living and entertaining. Just off the double attached garage, you'll appreciate the convenient mudroom, providing the perfect drop zone for coats, shoes, backpacks, and everyday essentials to help keep your home organized. Upstairs, you'll find an incredibly functional layout with FOUR generous bedrooms, including a spacious primary retreat complete with a private ensuite, an additional full bathroom, a convenient laundry room, and a versatile bonus living room perfect as a family room or playroom. The fully finished basement is designed with family living in mind, featuring a spacious third living room complete with an inviting electric fireplace and a built-in ceiling speaker system, creating the perfect space for movie nights, entertaining, or relaxing. You'll also find two additional generously sized bedrooms and a full bathroom, making this level ideal for a growing or multi-generational family. Outside, enjoy a low-maintenance lifestyle with underground sprinklers in the front yard and artificial turf in the backyard, providing year-round curb appeal without the upkeep. A double attached garage, central air conditioning, and thoughtful finishes throughout complete this outstanding home. If you've been searching for a home with incredible

space, an exceptional layout, and room for the entire family, this one truly checks every box. With six bedrooms, three separate living rooms and an unbeatable location in The Crossings, this is a home you'll be proud to call your own. Don't miss your opportunity to make it yours!

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