

1222 Pacific Circle W
Lethbridge, Alberta

MLS # A2335421



\$879,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,208 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: hot tub, garage heater, garage work bench,

This elevated 4 bedroom 3.5 bathroom family home with walkout basement backing on to park space with zero neighbours behind is THE one you've been waiting for!! From the moment you set foot inside, the open to below feature with stunning windows will steal your heart. Windows remain the theme for this home, flooding the entire space with the most incredible natural light. The main floor was impeccably designed with families in mind with it's super functional mudroom with built in bench, walk through pantry, and plenty of space to play. The living room boasts 12' ceilings, wrapped on all 3 sides with floor to ceiling windows, and gorgeous views of the park and rolling farmland behind. The gas fireplace will keep you cozy all winter. The kitchen is a complete show stopper and features a massive island with enough room to host all your family and friends, custom floating shelves, and a top notch appliance package including the built in 5' fridge/freezer combo, a Bertazzoni gas cooktop, and a built in wall oven and microwave. You can stand at the kitchen sink and enjoy the beautiful views. The dining room is a great size, and has custom wall panelling to make this space extra nice. The stairs to the second floor feature custom wrought iron railing all the way up where you'll enjoy the bonus room just at the top of the stairs with another incredible view out back. There are two good size rooms, a full 4 piece bathroom, great size laundry room, and a fabulous primary suite. The ensuite is exceptional with it's soaker tub, customer tiled shower, and a huuuuuge vanity with double sinks. The large walk in closet has space for everything you need and more! The walkout basement has been fully finished complete with more floor to ceiling windows, an awesome family room to host the big game, a full 4 piece bathroom, and another good size bedroom. We haven't even gotten to all the

extras yet. A wonderful low maintenance deck just off the dining to enjoy the sunset, a fully finished patio area with hot tub, air conditioning, underground sprinklers, and a TRIPLE, HEATED attached garage are just a few of the extra perks you'll find at this stunning home in an unbeatable location. Located in the awesome family community of Garry Station, you are just a few minutes to the brand new elementary school that opened in Fall 2025, groceries, restaurants, pharmacies, parks, playgrounds, and so much more. You must come see this one to appreciate every thoughtful detail. Book your showing and come see it today!