

**737 Atlantic Cove W
Lethbridge, Alberta**

MLS # A2188477



\$519,900

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|------------------|--|---------------|------------------|
| Division: | The Crossings | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,605 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped, Street Lig | | |

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|--------------------|-------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Composite Siding | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s) | | |

Inclusions: Fridge, Stove, Dishwasher, Hood fan, Washer, Dryer, Window Coverings, Garage Controls, Central AC, Garage Heater

Welcome to this exceptional 2-storey home, built in 2018, nestled in the currently booming Crossings subdivision! Perfectly combining modern living with serene privacy, this property offers no rear neighbors, just peaceful open fields for you to enjoy on your deck and in your fenced backyard. The bright and airy main floor features a sleek kitchen with stainless steel appliances, a large breakfast bar for the whole family to gather, and ample counter space, seamlessly flowing into the dining area and a spacious, light-filled living room with a fireplace—perfect for entertaining or cozy evenings at home. Upstairs, the luxurious master suite boasts a double vanity ensuite with a separate tub, creating a relaxing retreat, while two additional bedrooms and full bathroom provide plenty of space for family, guests, or a home office. The basement, a blank canvas, invites your creativity to transform it into a home theater, gym, playroom, or additional living space. The garage is heated so you won't need to put on a jacket just to grab a few things from the deep freeze, or worry about getting into a cold vehicle to go to work in the winter months! Outside, enjoy the tranquility of your private backyard and the rare view of open fields, all while being close to schools, parks, and shopping. This home offers the perfect combination of modern style, functional design, and unmatched privacy. The Crossings is one of Lethbridge's newest subdivisions and is in the center of new schools, the recreational centre, shopping, and tons of exciting future development!