

\$575,000 - 761 Atlantic Cove W, Lethbridge

MLS® #A2165618

\$575,000

4 Bedroom, 3.00 Bathroom, 1,222 sqft

Residential on 0.09 Acres

The Crossings, Lethbridge, Alberta

Welcome to this exceptionally maintained, thoughtfully designed, fully finished bungalow packed with extras. Through the front door you are greeted with a spacious foyer with a nice size closet. A four piece bath is conveniently located on the main floor, but tucked nicely away from the living area. The kitchen is the real show stopper! There is counter space for days! Stainless steel appliances, quartz countertops, full height ceramic tile backsplash, extra drawers, plenty of cabinets, a coffee station, corner pantry, and so much more. The kitchen opens nicely to the dining area, and living room, surrounded by incredible windows that flood the entire main floor with gorgeous natural light. The main floor features a nice size bedroom, as well as the primary bedroom with ensuite and walk in closet. You will love the custom feature wall in the primary bedroom, and the walk in shower and the closet built ins are fantastic. Custom wrought iron railing and another feature wall will take you downstairs to the basement. The basement family room is huge, and the walkout basement means extra windows, and even more natural light flooding in from all sides! The laundry room (with sink!) and two more bedrooms complete the basement. One of the bedrooms even has a custom built in reading nook! You will love curling up here on a rainy day with a good book! Even the mechanical room is thoughtfully designed. Check out how they've installed the furnace to maximize storage space! The feature list just



keeps going. There are two decks, one up top complete with glass privacy wall and aluminum railing, as well as a concrete patio down below with the walk out basement. One of the best parts?! This home has no neighbours behind and the field behind was recently rezoned for a park! This will only improve this home's value. This home also comes complete with a cutting-edge 6.3kW solar energy system installed in October 2023 by Energy Smart Canada. Empowering you to generate your own clean electricity and significantly reduce your carbon footprint. Located on a quiet street in the wonderful Crossings community, this home is just a couple minutes from groceries, the YMCA rec center, restaurants, pharmacies, groceries, parks, playgrounds, and so much more. This home must be seen to appreciate every thoughtful detail. Give your REALTOR Â® a call and come see all this home has to offer!

Built in 2018

Essential Information

MLS® #	A2165618
Price	\$575,000
Sold Price	\$565,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,222
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	761 Atlantic Cove W
---------	---------------------

Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5S9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Interior Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	November 13th, 2024
Days on Market	54
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.