

\$649,900 - 765 Atlantic Cove W, Lethbridge

MLS® #A2194221

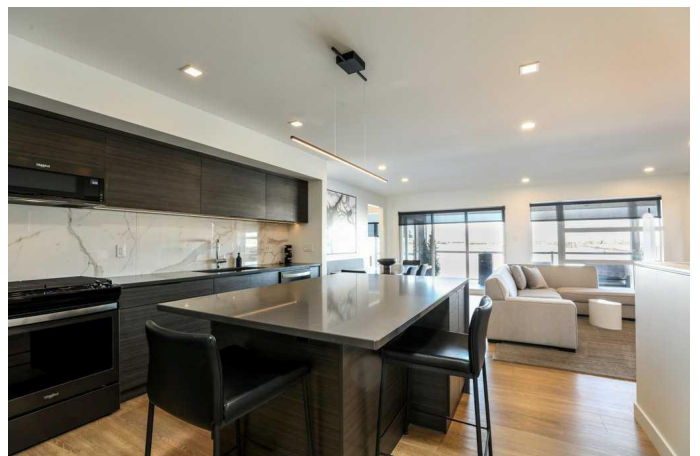
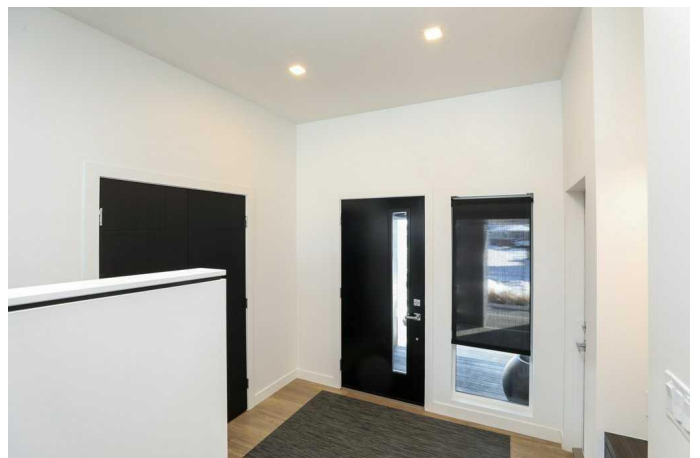
\$649,900

3 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.11 Acres

The Crossings, Lethbridge, Alberta

Discover modern living in this custom-built Van Arbor home located in the vibrant Crossings community of West Lethbridge. This 3-bedroom, 2.5-bathroom residence offers an open-concept main floor featuring a gourmet kitchen with a large island, gas stove, built-in microwave, under-cabinet lighting, and a spacious Silgranite sink. The kitchen is designed for optimal organization, complemented by extra-depth upper cabinets for ample storage. A built-in dining room bench enhances the dining area, providing both style and efficient use of space. The main floor also includes an office that overlooks the greenspace, offering a serene workspace. The living room boasts custom built-in millwork, adding both style and functionality. The lower level includes two generously sized bedrooms and a large family room, with large windows that flood the space with natural light. Step out to the backyard and enjoy the lower covered deck, constructed with low-maintenance Trex decking. The upper deck is also covered, offering views of the greenspace with no neighbors behind, and both decks are equipped with gas BBQ lines, perfect for outdoor cooking and entertaining. The primary bedroom serves as a tranquil retreat, featuring blackout custom window coverings for enhanced privacy and relaxation. The ensuite bathroom boasts heated floors for added comfort, and the walk-in closet has been upgraded with custom shelves and drawers. Additional highlights include upgraded



plumbing fixtures throughout and an oversized garage providing ample space for vehicles and storage needs. Situated in the desirable Crossings community, this home offers proximity to parks, schools, and various amenities, enhancing your living experience. Experience the quality and craftsmanship of Van Arbor Homes, a renowned builder in Lethbridge and southern Alberta. Don't miss the opportunity to make this exceptional property your new home.

Built in 2019

Essential Information

MLS® #	A2194221
Price	\$649,900
Sold Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,224
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	765 Atlantic Cove W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5S9

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Other
Foundation	Poured Concrete

Additional Information

Date Listed	February 12th, 2025
Date Sold	February 28th, 2025
Days on Market	16
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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