

# \$659,000 - 1274 Pacific Circle W, Lethbridge

MLS® #A2246473

**\$659,000**

3 Bedroom, 3.00 Bathroom, 2,043 sqft

Residential on 0.11 Acres

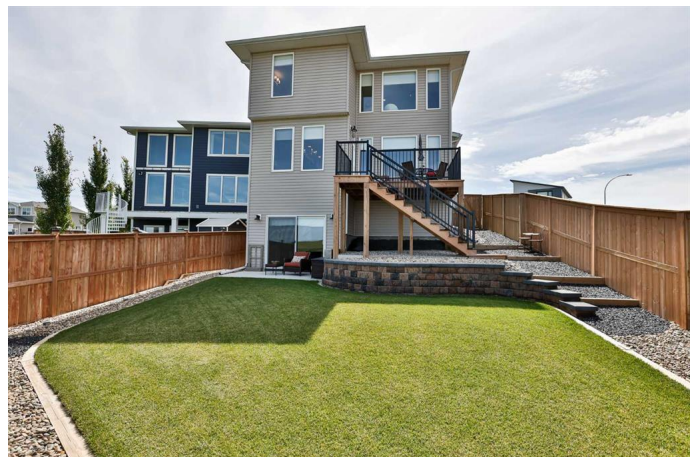
Garry Station, Lethbridge, Alberta

Like Brand New! This stunning walkout home backs directly onto Garry Station Park—you're so close, you can watch your kids playing on the playground!

Upgraded features include sleek spindle railings and a gas fireplace with an MDF mantle. The open-concept main floor flows seamlessly into the kitchen, showcasing a large white quartz island, gas cooktop, built-in microwave and oven. An extension of the kitchen creates the perfect coffee bar, while the large pantry connects to a mudroom that leads to your oversized 24' x 22' garage.

Expansive windows stretch across the dining and living room, flooding the space with natural light and offering gorgeous park views. The dining area opens onto a deck with stairs down to a beautifully tiered, landscaped backyard that leads right to the park.

Upstairs, the bonus room at the back of the home lets you enjoy the view all over again! The primary retreat is truly everyone's dream, with a spacious walk-in closet and an en suite that will blow you away—huge vanity with double sinks, a custom tile and glass shower, a large soaker tub, and yes! another window to fill the room with sunlight. There's even enough space to place a chair in the corner and simply relax.



The second floor also features two additional bedrooms, a four-piece bathroom, and every momâ€™s favouriteâ€”a large laundry room with extra storage, a laundry sink, and, you guessed it, a big window!

Recent updates include a new roof, siding, fascia, and soffitsâ€”making this home feel like new!

The walkout basement is undeveloped and ready for your design vision, with a large patio door leading to a concrete patio and your backyard oasis.

Garry Station is a vibrant family community, complete with a brand-new elementary school opening this September. Shopping, restaurants, and Safeway are just minutes away.

Call your favourite REALTORÂ® today and see this almost-brand-new beauty for yourself!

Built in 2021

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246473    |
| Price          | \$659,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,043       |
| Acres          | 0.11        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1274 Pacific Circle W |
| Subdivision | Garry Station         |
| City        | Lethbridge            |
| County      | Lethbridge            |
| Province    | Alberta               |
| Postal Code | T1J 5V3               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Range |
| Heating           | Forced Air, Natural Gas                                                                                                               |
| Cooling           | Central Air                                                                                                                           |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished, Walk-Out                                                                                                            |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Other                                          |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Lawn |
| Roof              | Asphalt Shingle                                |
| Construction      | Concrete, Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 6                |
| Zoning         | R-SL             |

## Listing Details

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

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