

**612 Aquitania Boulevard W  
Lethbridge, Alberta**

**MLS # A2252096**



**\$545,000**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Garry Station                                   |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | Bi-Level                                        |               |                   |
| <b>Size:</b>     | 1,075 sq.ft.                                    | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped    |               |                   |

|                    |                                                                                                                                                                                 |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate                                                                                                                                                                        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                                                                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                                                                                             | <b>Zoning:</b>    | R-M |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |

**Inclusions:** (There are 2 stoves, 2 microwave/hood fans, 2 dishwashers, 2 refrigerators, 2 washers, 2 dryers, 2 tank-less hot water tanks, 2 furnaces and 1 a/c unit)

Step into this stunning 2015 Stranville-built home, proudly carrying the Mike Holmes Approved standard of quality. Thoughtfully designed and fully finished, this LEGALLY suited property offers modern style, comfort, and investment potential. Inside, you're welcomed by high ceilings and an open-concept main floor featuring a gorgeous kitchen with Adora soft-close cabinets, granite counter-tops, \$10,000 in custom cabinet upgrades and hard-wired under-cabinet lighting that adds both function and elegance. The main floor has a wonderful layout that balances everyday comfort with space to entertain. Downstairs, you will be welcomed with the bright and spacious LEGAL basement suite. Featuring 2 bedrooms, 1 bathroom, a modern kitchen and large windows that bring in plenty of natural light. An excellent mortgage helper or private living space. Did we mention there is a double attached garage, that is fully insulated and painted and there is also a rear parking pad, providing even more convenience, plenty of parking and privacy. Combining style, function, and quality, this home is a rare find for those seeking comfort and/or investment potential!