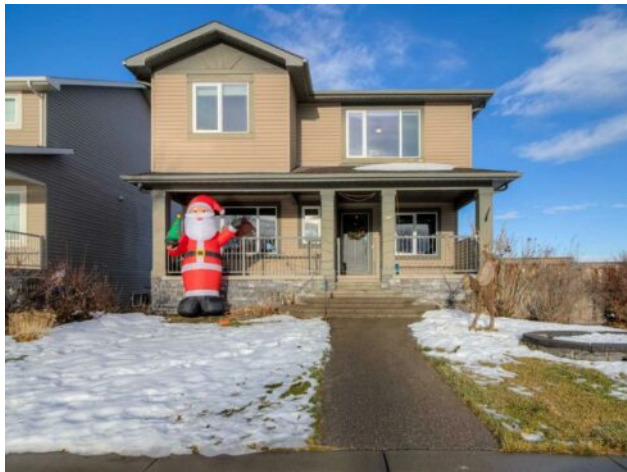


## 541 Aquitania Boulevard W Lethbridge, Alberta

**MLS # A2272884**



# \$775,000

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,756 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Fridge x2, stove x2, dishwasher x2, washer x2, dryer x2, window coverings, central vac, sump pump, underground sprinklers, garage heater gas, garage door openers and remotes, hardwired speaker system,

Discover a rare combination of space, privacy, and unbeatable lifestyle in this exceptional home offering over 3,700 sq. ft. of finished living space with serene pond views and only one neighboring property. It's the kind of setting that feels tucked away, yet still close to every convenience. Inside, the home is designed with versatility in mind, making it ideal for large families, blended households, or multigenerational living. The oversized entry opens into a bright, open-concept main floor filled with natural light and warmth. The showpiece kitchen is built for real-life living—granite countertops, stainless steel appliances, gas range, and an enormous island that instantly becomes everyone's favourite gathering spot. Recent upgrades like a new faucet, dishwasher, and filtered drinking tap mean it's move-in ready and worry-free. The main living and dining spaces flow together seamlessly, creating an effortless layout for both daily routines and hosting. Upstairs, the primary suite becomes your personal escape, offering a tray ceiling, spa-style ensuite with jetted tub, double vanity, and a spacious walk-in closet. Two natural gas fireplaces and a built-in speaker system add comfort and ambiance throughout. The outdoor features are just as impressive: a heated double garage, covered porch, additional RV/off-street parking, and charming raised garden beds. Even better—the adjoining full lot next door is included, giving you unmatched space and future potential. And with the peaceful pond just steps from your backyard, you'll enjoy a beautiful natural backdrop year-round. The walkout basement adds even more flexibility with a non-approved suite, perfect for extended family, guests, or potential rental income to significantly offset monthly costs. Central A/C and a new on-demand hot water system add to the home's value.

and comfort. All of this is set in a growing community near walking paths, the YMCA, shopping, churches, and transit—and with a brand new elementary school opening this year just a short walk away, the location couldn't be better. This isn't just a home; it's a rare opportunity to elevate your lifestyle. Reach out to your REALTOR® today to book a private showing!