

**653 Aquitania Boulevard W  
Lethbridge, Alberta**

**MLS # A2300863**



**\$575,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,860 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Dishwasher, Microwave, Gas Stove, Washer, Dryer, A/C, Underground sprinklers.

Welcome to 653 Aquitania Boulevard West in Garry Station. Formerly a show home this 3-bedroom, 2.5-bath two-storey home offers a bright, open-concept layout with modern finishes throughout. The main floor features a stylish kitchen with a large island, sleek cabinetry, and plenty of counter space, flowing into the dining and living areas filled with natural light. Upstairs includes three spacious bedrooms, including a primary suite with an amazing ensuite, plus great storage and a convenient mudroom. The unfinished basement offers room to grow—perfect for a future family room, bedrooms, and bathroom. The backyard features a great entertaining space and has underground sprinklers in the front and back yard. Located close to schools, parks, playgrounds, and shopping, this home offers comfort, style, and space to make it your own.