

**648 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2338082



\$584,999

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,676 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

More photo's coming soon! Welcome to 648 Aquitania Boulevard W, a beautifully finished 1,674 sq ft two-story home in Garry Station that offers the space, style, and extras that truly set it apart. The bright, open-concept main floor features vinyl flooring, a contemporary kitchen with quartz countertops, a large island, stainless steel appliances, and a convenient corner pantry. A fireplace creates a warm focal point in the living room, while the glass railing adds a sophisticated touch to the home. A charming 2-piece bathroom and a thoughtfully designed mudroom with a built-in bench and jacket hooks complete the main level. Upstairs, the spacious primary bedroom is a standout, offering an incredible private balcony, large walk-in closet, and impressive 5-piece ensuite with dual vanities. Two additional well-sized bedrooms, a 4-piece bathroom, and a versatile bonus room provide plenty of room for family living. An upper-level closet is currently being used for storage but is conveniently plumbed for a stacking washer and dryer, offering the option to bring laundry upstairs. The fully developed basement adds even more living space with a comfortable recreation room, fourth bedroom, and 3-piece bathroom. Outside, the landscaped yard is designed for both enjoyment and convenience, featuring a large deck, underground sprinklers, and a strategically placed dog run. Additional features include central air conditioning and a heated garage, making this home exceptionally well equipped for year-round comfort. Located in Garry Station, this home puts you close to parks, restaurants, grocery stores, the Cavendish Farms Recreation Centre, and the Cor Van Raay YMCA, with shopping and everyday amenities all within easy reach. It's a fantastic opportunity for anyone looking for a move-in-ready family home in a convenient and growing community. With its thoughtful

layout, stylish finishes, impressive primary suite, and extensive list of extras, 648 Aquitania Boulevard W is a home that truly stands out from the rest.