

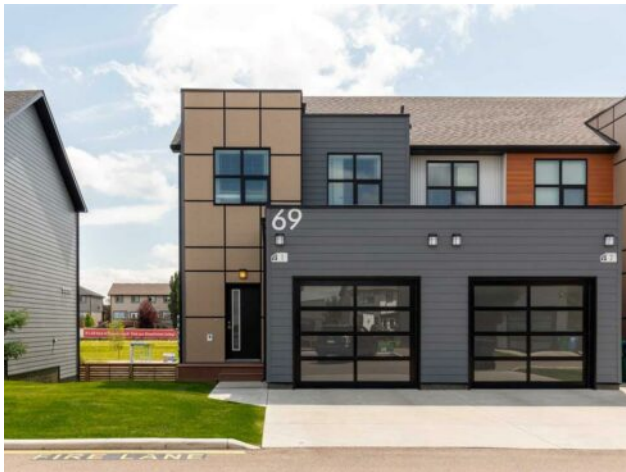


GRASSROOTS
REALTY GROUP

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**1, 69 Aquitania Circle W
Lethbridge, Alberta**

MLS # A2241702



\$407,900

Division:	The Crossings		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,254 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Sump Pump(s)		
Inclusions:	Fridge, Stove, Dishwasher, OTR microwave, Washer, Dryer, All Window Coverings, Central AC, Garage door opener and remote		

Step into style and comfort at #1-69 Aquitania Circle W, a modern, like-new townhome tucked into one of West Lethbridge's most desirable locations. Just minutes from The Crossings, ATB Centre, groceries, restaurants, and the University, this home blends convenience with contemporary living. Upstairs, you'll find two spacious dual primary suites, each with its own private en-suite and walk-in closet—perfect for privacy, guests, or a roommate setup. Laundry is conveniently located on the upper level, right where you need it. The main floor impresses with soaring ceilings and an airy, open-concept layout that flows effortlessly from the kitchen to the dining and living areas. The kitchen is complete with stainless steel appliances, a corner pantry, and quartz counter-tops on both the exterior cabinets and kitchen island. Whether you're hosting friends or enjoying a quiet night in, this space fits the bill. A stylish half-bath adds extra functionality. Downstairs, the fully finished walk-out basement offers even more room to spread out with a large family room, dedicated office, third full bathroom, storage space, and utility room. A single attached garage and front parking pad round out this smart and stylish home. Take advantage having no exterior maintenance with landscaping and snow-removal taken care of for you. Whether you're a first-time buyer, investor, or looking to downsize without compromise—this one is a standout.