



GRASSROOTS
REALTY GROUP

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**668 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2245181



\$629,999

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,935 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Built-in oven, Built-in fridge, gas cooktop, microwave, oven-Built-in, range hood, washer/dryer, all window coverings and remote (as is), A/C, garage door openers, gazebo, planter boxes x2, bed frame in primary bedroom, bed frame in upstairs bedroom

Situated in desirable Garry Station, just steps from the brand-new K–5 elementary school, this home seamlessly blends modern sophistication with bold design and everyday functionality. From the moment you walk in, you’re welcomed by soaring ceilings and a striking floor-to-ceiling tiled feature wall with a sleek gas fireplace—creating an elegant focal point in the open-concept living and kitchen area. Expansive windows flood the main floor with natural light, complete with remote-controlled blinds and an uninterrupted view—no rear neighbours, just privacy and peace. The kitchen is a true showpiece with a built-in wall oven, integrated refrigerator, gas cooktop, and an oversized island that flows effortlessly into the dining area—perfect for everyday living or stylish entertaining. Also on the main floor, enjoy the convenience of a half bath, main-floor laundry, and a well-designed mudroom with plenty of storage just off the attached garage. Downstairs, the fully finished basement continues the home’s modern aesthetic with a spacious second living room, a large bedroom, and a beautifully finished bathroom with a tiled walk-in shower. Upstairs, the industrial-style railing guides you to a bright bonus living space, two additional bedrooms, and a beautifully designed 4-piece bathroom. At the end of the hall, the primary suite offers a luxurious retreat with floor-to-ceiling windows and a thoughtfully placed feature window. The ensuite includes a double vanity, walk-in shower, and a walk-in closet that checks every box. As a bonus, the custom bedframes in both the primary and secondary bedrooms stay—perfectly complementing the home’s curated style. Contact your REALTOR® to book a private showing today!