



GRASSROOTS
REALTY GROUP

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**649 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2258416



\$575,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,907 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully kept former showhome in the sought-after community of Gary Station, where modern design meets practical comfort. With over \$30,000 invested in solar panels, this home not only looks good but is energy-efficient too. From the moment you step inside, the warmth of the finishes and thoughtful layout stand out. The main floor boasts a truly unique kitchen design, anchored by high-end appliances including a Bertazzoni gas range and a dual-sided fridge/freezer that would impress even the most passionate home chef. The open living and dining areas flow seamlessly, perfect for entertaining or quiet evenings by the fireplace. The attached garage is fully drywalled and painted—ready for your vehicles, hobbies, or extra storage. Upstairs, you’ll find three bedrooms, a sunken bonus room for movie nights or a play space, and a dedicated laundry room that keeps daily life convenient. The primary bedroom is a showstopper, featuring a one-of-a-kind layout with a striking false wall that doubles as a custom headboard. Hidden just behind it is your massive walk-in closet, blending function with style. The 4-piece ensuite includes dual vanities, a wall-mounted mirror, and a sleek walk-in shower—your own private retreat. This home blends style, comfort, and sustainability, all in a location that’s close to west side amenities, parks, and schools.