



**660 Aquitania Boulevard W  
Lethbridge, Alberta**

**MLS # A2263516**



**\$570,000**

**Division:** Garry Station

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,877 sq.ft. **Age:** 2017 (9 yrs old)

**Beds:** 5 **Baths:** 3 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.09 Acre

**Lot Feat:** Back Yard, Front Yard, Landscaped, Lawn

**Heating:** Forced Air

**Water:** -

**Floors:** Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Stone, Vinyl Siding, Wood Frame

**Zoning:** R-SL

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Solar panels

This stunning 2-storey former showhome is packed with upgrades and style! Featuring 5 bedrooms, an open-concept main floor with tons of natural light, sleek black chrome appliances, and a striking feature fireplace. Upstairs, skylights brighten the bonus room and the spacious primary suite offers a dream ensuite. Enjoy vaulted ceilings, A/C, blinds, a finished deck, underground sprinklers, full landscaping, and a solar system from Energy Smart! Move-in ready and beautifully designed!