



GRASSROOTS
REALTY GROUP

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**660 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2263516



\$590,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,877 sq.ft.	Age:	2017 (8 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!