



**4, 59 Aquitania Circle W
Lethbridge, Alberta**

MLS # A2264593



\$415,000

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|------------------|--|---------------|------------------|
| Division: | The Crossings | | |
| Type: | Residential/Four Plex | | |
| Style: | Bungalow | | |
| Size: | 922 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Corner Lot, Few Trees, Landscaped, Lawn, Low Maintenance Landscape | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 250 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cement Fiber Board, Composite Siding, Metal Siding , Mixed | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Recessed Lighting, Stone Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Flat-Top grill, Traeger, Green privacy screen, bar stools downstairs, curtains and rods, blinds, garage door opener x1, AC, fridge, stove, washer, dryer, dishwasher, shelf by bar, wine fridge (on bar), tv wall mounts 2. **Rented water softener is month-to-month BUT can be transferred to new owner IF desired.

Welcome to Park Crossings, where comfort, style, and convenience meet in this immaculate end-unit bungalow condo built in 2016. Step inside to a bright, open main floor featuring a modern kitchen with quartz countertops, stainless steel appliances, corner pantry, and a spacious island - perfect for entertaining. The dining and living areas flow seamlessly together, centered around a modern gas fireplace for cozy evenings in. The primary suite offers a walk-in closet, a beautiful ensuite with a soaker tub and separate shower, plus the convenience of main-floor laundry. Throughout the home, you’ll find custom blackout blinds, adding a polished touch of style and privacy to every room. In the basement it’s perfect for movie nights, gaming, or uninterrupted rest. Outside, your private corner deck oasis is a true retreat, with extra space, lush privacy foliage, and a Traeger® smoker and flat-top grill ready for summer gatherings. Downstairs, the professionally finished basement (2019) impresses with luxury vinyl plank flooring, a stylish wet bar, and a spacious layout ideal for entertaining or relaxing. You’ll also find a large bedroom with a walk-in closet, a full bath, a functional workspace, and potential for a third bedroom. Ample storage completes this thoughtfully designed home. Recent updates include most lights and switches replaced, a new washer, air conditioning and furnace professionally serviced and cleaned, and all ductwork and vents professionally cleaned in June. Impeccably maintained and move-in ready, this stunning corner unit offers modern living with extra privacy and charm in one of the city’s most desirable communities.