



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**668 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2283072



\$589,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,935 sq.ft.	Age:	2017 (9 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:	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 Refrigerator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer/Dryer, All Window Coverings & remote (as is), A/C, Garage Door Openers, gazebo, planter boxes x2, bed frame and 2 paintings in the primary bedroom, bed frame and painting in upstairs bedroom, living room painting x2, kitchen painting x2, upstairs living room mount

Welcome to luxury living at 668 Aquitania Blvd West, a high-design masterpiece in the heart of Garry Station perfectly tailored in modern fashion, fully developed with big bright windows throughout. This home offers an unbeatable lifestyle location, situated just steps from the brand-new West Coulee Station Elementary and the highly anticipated St. Kateri Elementary School, providing premier access to French Immersion and bilingual programming. The interior is a showstopper, featuring soaring ceilings and a striking floor-to-ceiling tiled feature wall with a sleek gas fireplace, all flooded with natural light from expansive windows equipped with remote-controlled blinds. With no rear neighbors, you'll enjoy total privacy while overlooking the serene West Side landscape. The chef-inspired kitchen is a true showpiece with an integrated refrigerator, gas cooktop, built-in wall oven, and an oversized island designed for effortless entertaining. Functionality meets style with a unique deep-set garage that fits two vehicles, a dedicated main-floor mudroom, and laundry. The upper level boasts a bright bonus room, two secondary bedrooms, full bathroom and a primary retreat with a double vanity ensuite, and walk-in closet. The developed basement continues the modern style with a third living room, a full bathroom with a designer walk-in shower and a large basement bedroom. Complete with included custom bedframes, selected wall art and located just minutes from West Lethbridge Towne Centre, plenty of walking trails, parks and quick access to Highway 3. This home is the ultimate West Lethbridge statement piece, book a showing with your favourite REALTOR® and make the Lethbridge move easy with a turn key home.