



**597 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2295515



\$669,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,289 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: solar panels, underground sprinklers, window coverings, built in speakers, built in safe.

When space, functionality, and entertainment come together, you get a home like this. Located in Garry Station, this Former Show home is a fully developed two-storey offers almost 2300 sqft above grade with a layout designed for everyday living and hosting. The main floor features updated laminate flooring, a spacious living room with a gas fireplace, and a kitchen built around a large central island—perfect for gathering. A convenient half bath and main floor office complete this level. Upstairs, you’ll find three bedrooms, including a generous primary suite with a 5-piece ensuite featuring a soaker tub, double sinks, and a large walk-in closet. A bonus living space adds flexibility for families. The fully developed basement expands your options even further, offering an additional family room (that’s THREE living spaces), a wet bar, and a dedicated theatre room—complete with equipment included. A fourth bedroom and full bathroom complete the lower level. With multiple living zones throughout, there’s no shortage of space to spread out or come together, depending on the day. Outside, the property features underground sprinklers, beautiful front landscaping, a fully landscaped backyard, and a large deck. Solar panels add long-term efficiency benefits. Additional highlights include speakers throughout the home, central A/C, and a double attached garage with high ceilings. If you’ve been looking for a home with room to live, entertain, and make it your own, this one is worth a look.