



**636 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2295999



\$509,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,142 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Dishwasher, Microwave hood fan, Refrigerator, Stove, Washer and Dryer, Central Vacuum/Attachments, Humidifier, Sump pump, All window coverings including curtains, rods, and blinds, Gym Equipment in Basement, TV and TV Bracket, Teal Council Table under TV, Side Table under clock, Dining Table and 4 Chairs, Primary Bedroom King size Bed frame and Headboard, side dresser, night stand, guest room Queen bed frame and Headboard, Ying yang tree hanging decor by back door, living room decorations, living room sofa set (couch, loveseat and chair), glass table and lamp, Gemstone Lights, Underground Sprinklers, Air Conditioner, 8x Cameras, Picture in Living room.

This home is nothing short of immaculate! Offering 2,130 sq. ft. of beautifully finished space across the main and upper level, this property features 3 bedrooms and 2.5 bathrooms, all designed with generous proportions and thoughtful upgrades throughout. As you enter, you're welcomed by a spacious foyer that leads into a stunning, oversized living room. Six large front-facing windows flood the space with natural light, complemented by pot lighting throughout. A striking teal feature wall with moulding detail adds character and creates a subtle separation from the kitchen and dining areas. Hardwood flooring runs throughout the main floor, tying the space together. The kitchen and dining area are bright and expansive, featuring a large window over the sink, beautiful white maple cabinetry, stainless steel appliances, and dark granite countertops. A large central island provides the perfect space for prep, entertaining, and casual dining. A convenient half bath is tucked just off this area. At the rear of the home, you'll find a large pressure-treated deck with aluminum railing, a 20' x 22' parking pad with gated access, underground sprinklers, and a raised garden bed—perfect for outdoor enjoyment. Upstairs, a wide staircase with upgraded maple spindle railing makes moving and everyday living a breeze. The primary bedroom is located at the back of the home and offers a walk-in closet and a beautifully appointed ensuite featuring double sinks, a soaker tub, and a separate shower. A large window above the tub fills the space with natural light. A spacious hallway separates the primary suite from the additional bedrooms and includes a laundry room with a sink and extra shelving. The two additional bedrooms are located at the front of the home and are both generously sized—large enough to accommodate king-sized beds. A 4-piece

bathroom with recently upgraded sliding glass shower doors completes the upper level. The basement is unfinished and offers incredible potential—an ideal opportunity for a developer or anyone looking to customize additional living space. Additional features and upgrades include a new hot water tank (September 2025), dishwasher replaced in 2020, central vacuum, extra pot lighting, feature walls, front parking pad (22' x 22'), security cameras, air conditioning, window coverings, and Gemstone lighting—perfect for celebrating every season and holiday. This home is exceptionally clean, well cared for, and truly a pleasure to show. You will love living here! Call your favourite REALTOR® today to book your private showing.