



**4, 47 Aquitania Circle W
Lethbridge, Alberta**

MLS # A2107458



\$479,900

Division:	The Crossings		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,155 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.39 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	\$ 225
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, over-the-range microwave, dishwasher, washer/dryer, water softener, A/C, garage door opener + remote, window coverings, TV Mount in living room

LAKEVIEW!! This beautiful luxury executive condo backs onto The Crossings park with a lake, walking path, and water fountain. You can enjoy this amazing view from the comfort of your back deck while sitting in front of your outdoor fireplace. This bungalow condo boasts over 2200 square feet of finished living space with 3 bedrooms, a den, a mudroom, an attached garage, 2 large family rooms and a gourmet kitchen. The main floor has soaring vaulted ceilings and large picture windows that offer a view of the lake from the entire main floor as well as from the master bedroom. This executive condo has a den conveniently located near the front entry, and a laundry room/mudroom off the entry from the garage. The master bedroom has 11 foot high ceilings with a walk-in closet and 4 piece ensuite. The fully finished basement offers 2 more extra large bedrooms another full bathroom, as well as a large family room with a wet bar. The basement has 9 foot high ceilings and large windows to make sure this additional living space feels bright and spacious. The condo was thoughtfully designed with long lasting, low maintenance products like Hardieboard cement siding, composite decking, and metal railing to ensure low maintenance and low condo fees longterm. If you are looking for the convenience and freedom of condo living, or want to downsize without downgrading, this executive condo offers it all. Call your Realtor today to view.