



**GRASSROOTS**  
REALTY GROUP

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1, 59 Aquitania Circle W  
Lethbridge, Alberta

MLS # A2109086



**\$400,000**

Division:	The Crossings		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	972 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

A pristine bungalow in Park Crossings - a functional floor plan that encourages main floor living, situated in a quiet community with parking options for guests! Boasting 2 bedrooms, 2.5 bathrooms, a single attached garage, wet bar, outdoor living space and a cozy fireplace to name a few! Stepping into your main floor there is plentiful natural light, a bright kitchen with quartz counters, opening up to your allocated dining area and living room. The primary bedroom has a walk-through closet that leads into the 4 piece en-suite, complete with laundry, a soaker tub and stand alone shower! the fully finished basement has a huge family room with wet bar, a secondary bedroom with walk-in closet, 4 piece bathroom and storage space! The beauty of this community is only overshadowed by the convenience of the location - steps away from major amenities, walking paths, schools, bus routes and more!