



**665 Aquitania Boulevard W  
Lethbridge, Alberta**

**MLS # A2177466**



**\$555,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,017 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Lawn, Landscaped, Level		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** none

This nearly new, meticulously maintained home offers the perfect blend of luxury and comfort. Lived in for only two years, it still feels like a brand-new build thanks to the exceptional care of the current owners. In fact, they have never cooked in the main kitchen, leaving the pristine gas cooktop untouched, and the upgraded fridge has only been used to store drinks. Upon entering, you’re welcomed by a spacious entryway with ample storage, and your attention is immediately drawn to the elegant glass railing on the central staircase. Beyond the foyer, the open-concept living, dining, and kitchen area is impeccably kept, featuring a cozy gas fireplace in the living room and a large kitchen opposite. The kitchen boasts high-end built-in appliances, including a built-in microwave and oven, a gas range, and an upgraded fridge with a touchscreen. Just off the kitchen, a butler’s pantry and a large walk-in pantry lead to the mudroom, providing easy access to the double car garage. The second floor welcomes you with a spacious bonus room, ideal for family movie nights, along with a nearby four-piece bathroom and two generously sized bedrooms. Down the hall, a full-size laundry room offers convenience, while the primary retreat is tucked away for added privacy. The primary suite impresses with an expansive walk-in closet and a luxurious ensuite, featuring a walk-in shower, a freestanding soaker tub, and separated dual vanities. This home is a rare find & offering modern upgrades, thoughtful layout, and an immaculate condition that rivals any new build.