



**1, 75 Aquitania Circle W  
Lethbridge, Alberta**

**MLS # A2193595**



**\$400,000**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Blinds		

This stylish 3 bedroom, 3.5 bathroom END unit promotes a convenient, low-maintenance lifestyle with a ton of extra space in the finished walkout basement! Pull right into your attached garage with extra parking on the driveway. Inside this sophisticated retreat are central air conditioning, 9&rsquo; ceilings, durable laminate flooring and designer finishes creating a lasting first impression. The household&rsquo;s chef will surely feel inspired in the modern kitchen featuring quartz countertops, stainless steel appliances, designer lighting, a pantry for extra storage and a large centre island with casual seating. Host larger family meals and guests in the adjacent dining room with clear sightline lines into the living room for great connectivity and unobstructed conversations. Enjoy summer barbeques and time spent relaxing on the upper deck. A handy powder room completes this level. The primary bedroom on the upper level is a true owner&rsquo;s escape with a large walk-in closet and a private 4-piece ensuite. Both additional bedrooms are spacious and bright, sharing the 2nd 4-piece bathroom. Gather in the huge rec room in the finished walkout basement and come together over movie and games nights. A generously sized den is perfect for a tucked away workspace, an enclosed playroom or even a private guest space. Another 4-piece bathroom is on this level further adding to your convenience. Walk out to the covered patio for a second outdoor space for you to relish in the great outdoors. Phenomenally located within walking distance to schools, skating and curling rinks, shops, restaurants, green spaces, parks and sports fields and the extensive walking trail system that winds around this charming community.