



**347 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2197290



\$440,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,478 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: OTR Microwave

Welcome to Garry Station, where every aspect, from the picturesque parks and meandering pathways to the stunning sunsets and the convenient access to schools and shopping, is sure to enchant you. Yet, it's not just the neighborhood that captivates; this home will truly win your heart. Designed with flair by Pure West Developments, this newly constructed residence is nothing short of spectacular. As you step inside, be greeted by the natural light pouring through the exquisite 'Chicago' style windows on the main floor. The kitchen stands out with its impressive eight-foot island, destined to be the centerpiece of your gatherings and treasured moments. Elegant gold chandeliers and a sleek silver backsplash add a touch of luxury, allowing for effortless customization to suit your style. With a spacious pantry, a handy mudroom, and large windows that fill the main floor with sunlight, you'll delight in the beautiful days in Lethbridge. Ascend the staircase, guided by the light filtering through the windows, and discover a thoughtfully designed upper floor. It features three bedrooms, two baths, and a dedicated laundry area. The master suite serves as your personal oasis, adorned with ample windows, stunning views, generous closet space, and a bathroom that feels like a Pinterest dream, complete with luxurious gold accents and stylish lighting fixtures. The additional bedrooms are equally bright, ensuring each space feels open and inviting, whether used as a bedroom or an office. Custom upgrades are available to help you personalize the home to your liking. Seize the chance to realize your vision in this brand-new residence in Garry Station.