

**660 Aquitania Boulevard W  
Lethbridge, Alberta**

**MLS # A2263516**



**\$599,900**

|                  |                                         |               |                  |
|------------------|-----------------------------------------|---------------|------------------|
| <b>Division:</b> | Garry Station                           |               |                  |
| <b>Type:</b>     | Residential/House                       |               |                  |
| <b>Style:</b>    | 2 Storey                                |               |                  |
| <b>Size:</b>     | 1,877 sq.ft.                            | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 5                                       | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                  |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                               |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn |               |                  |

|                    |                                           |                   |      |
|--------------------|-------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Tile                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-SL |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -    |

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Solar panels

This stunning 2-storey former showhome is packed with upgrades and style! Featuring 5 bedrooms, an open-concept main floor with tons of natural light, sleek black chrome appliances, and a striking feature fireplace. Upstairs, skylights brighten the bonus room and the spacious primary suite offers a dream ensuite. Enjoy vaulted ceilings, A/C, blinds, a finished deck, underground sprinklers, full landscaping, and a solar system from Energy Smart! Move-in ready and beautifully designed!