

\$555,000 - 665 Aquitania Boulevard W, Lethbridge

MLS® #A2177466

\$555,000

3 Bedroom, 3.00 Bathroom, 2,017 sqft

Residential on 0.08 Acres

Garry Station, Lethbridge, Alberta

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, youâ€™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 butlerâ€™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.

Built in 2018

Essential Information

MLS® #	A2177466
Price	\$555,000
Sold Price	\$547,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,017
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	665 Aquitania Boulevard W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5N4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
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Appliances	Built-In Oven, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2024
Date Sold	December 16th, 2024
Days on Market	41
Zoning	R-SL
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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