

\$574,900 - 560 Aquitania Boulevard W, Lethbridge

MLS® #A2180919

\$574,900

3 Bedroom, 3.00 Bathroom, 2,073 sqft

Residential on 0.09 Acres

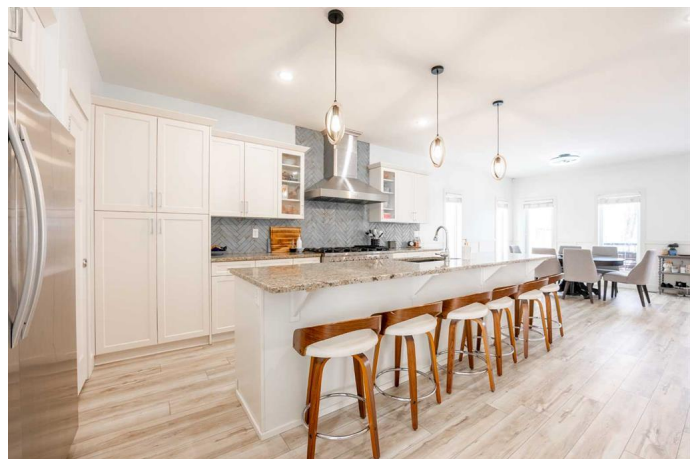
Garry Station, Lethbridge, Alberta

NEW PRICE! Welcome to 560 Aquitania Blvd W. This stunning colonial-style home features impressive classical dormers and a second-story front patio that captures attention the moment you arrive. The charming traditional front porch, perfect for a bistro set or a pair of Adirondack chairs, warmly invites you to explore further.

Step inside to experience the grand ambiance, with elegant wainscoting throughout the main floor, luxury vinyl plank floors, large windows, and an open-concept design. The home boasts a formal dining area and a newly renovated chef's dream kitchen – Check out that Forno Gas Oven! the Island is AMAZING at 12'™, and a newly added butler's pantry featuring floor-to-ceiling shelving for ultimate storage and organization. An elegant office space near the front entrance and a cozy family area with a fireplace complete the main floor. At the back entrance, you'll find a tucked-away two-piece bathroom and a convenient coat closet.

Upstairs, a bonus family room offers additional relaxation space, while the primary bedroom features a large walk-in closet and a four-piece ensuite with granite countertops and a double vanity. Two bright and spacious bedrooms provide plenty of room for children or guests. Don't miss the stunning sunset views from the second-story patio – a serene retreat to unwind at day's end.

The basement awaits your creative touch and



offers endless potential—imagine adding two (maybe 3!) more bedrooms, a fourth bathroom, and a third family room to suit your needs — there is so much space to work with here. Out back, you have a virtually maintenance free backyard, no grass to mow with the astroturf, a 14x14-foot deck with newly installed composite decking, perfect for entertaining, a great paved fire pit area, and a double detached garage. This home is truly a timeless masterpiece, offering charm, comfort, and modern updates to meet every lifestyle. Call your REALTOR® today and book a private tour!

Built in 2013

Essential Information

MLS® #	A2180919
Price	\$574,900
Sold Price	\$562,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,073
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	560 Aquitania Boulevard W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta

Postal Code T1J 5G5

Amenities

Parking Spaces 5

Parking Double Garage Detached, Off Street

Interior

Interior Features Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Range Hood, Washer

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed December 2nd, 2024

Date Sold March 3rd, 2025

Days on Market 91

Zoning R-CL

HOA Fees 0.00

Listing Details

Listing Office eXp Realty of Canada

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