

\$400,000 - 1, 75 Aquitania Circle W, Lethbridge

MLS® #A2193595

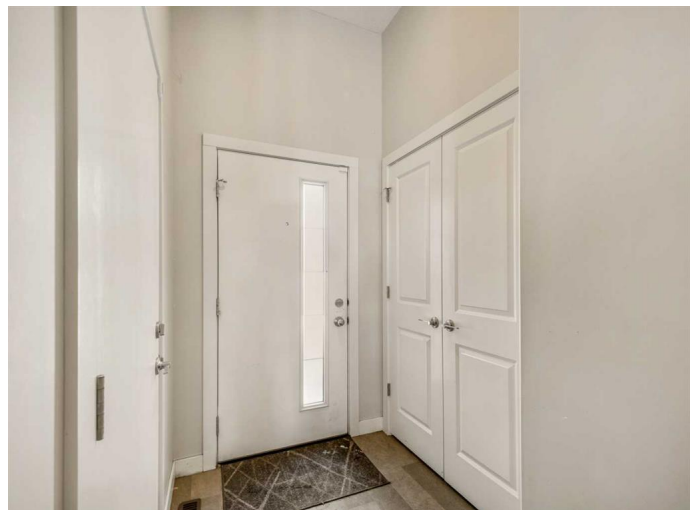
\$400,000

3 Bedroom, 4.00 Bathroom, 1,369 sqft

Residential on 0.19 Acres

The Crossings, Lethbridge, Alberta

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'™ ceilings, durable laminate flooring and designer finishes creating a lasting first impression. The household'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'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.

Built in 2017

Essential Information

MLS® #	A2193595
Price	\$400,000
Sold Price	\$370,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,369
Acres	0.19
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1, 75 Aquitania Circle W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5M5

Amenities

Amenities	Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage,
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	Walk-In Closet(s), Breakfast Bar, Kitchen Island, Soaking Tub
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Dryer, Electric Stove, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Landscaped, Many Trees
Roof	Asphalt Shingle, Membrane
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 11th, 2025
Date Sold	March 4th, 2025
Days on Market	21
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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