

# \$629,999 - 668 Aquitania Boulevard W, Lethbridge

MLS® #A2245181

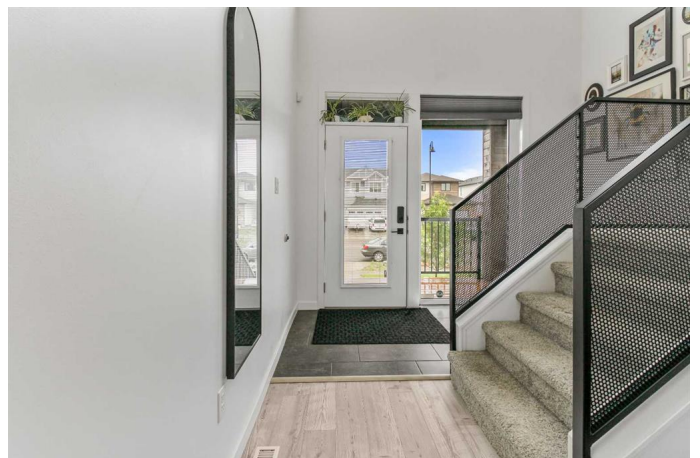
**\$629,999**

4 Bedroom, 4.00 Bathroom, 1,935 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Situated in desirable Garry Station, just steps from the brand-new K&#153;5 elementary school, this home seamlessly blends modern sophistication with bold design and everyday functionality. From the moment you walk in, you&#153;re welcomed by soaring ceilings and a striking floor-to-ceiling tiled feature wall with a sleek gas fireplace&#153;creating an elegant focal point in the open-concept living and kitchen area. Expansive windows flood the main floor with natural light, complete with remote-controlled blinds and an uninterrupted view&#153;no rear neighbours, just privacy and peace. The kitchen is a true showpiece with a built-in wall oven, integrated refrigerator, gas cooktop, and an oversized island that flows effortlessly into the dining area&#153;perfect for everyday living or stylish entertaining. Also on the main floor, enjoy the convenience of a half bath, main-floor laundry, and a well-designed mudroom with plenty of storage just off the attached garage. Downstairs, the fully finished basement continues the home&#153;s modern aesthetic with a spacious second living room, a large bedroom, and a beautifully finished bathroom with a tiled walk-in shower. Upstairs, the industrial-style railing guides you to a bright bonus living space, two additional bedrooms, and a beautifully designed 4-piece bathroom. At the end of the hall, the primary suite offers a luxurious retreat with floor-to-ceiling windows and a thoughtfully placed feature window. The ensuite includes a double vanity, walk-in tile shower, and a



walk-in closet that checks every box. As a bonus, the custom bedframes in both the primary and secondary bedrooms stayâ€”perfectly complementing the homeâ€™s curated style. Contact your REALTOR® to book a private showing today!

Built in 2017

**Essential Information**

MLS® #	A2245181
Price	\$629,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,935
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	668 Aquitania Boulevard W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5N4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

**Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Storage,
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	Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer/Dryer, Window Coverings, Built-In Refrigerator
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-SL

## Listing Details

Listing Office	Onyx Realty Ltd.
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