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**560 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2180919



\$582,500

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: All blinds

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!