

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

MLS® #A2245181

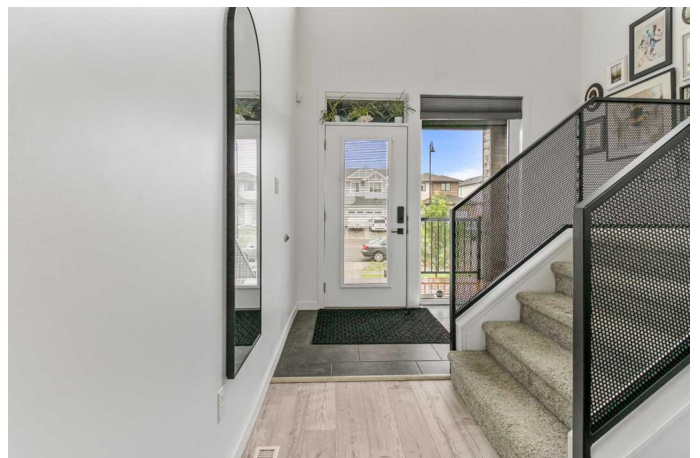
\$629,999

4 Bedroom, 4.00 Bathroom, 1,935 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

This is a home that blends modern sophistication with bold design and functionality. From the moment you walk in, youâ€™re welcomed by soaring ceilings and a striking floor-to-ceiling tiled feature wall with a sleek gas fireplaceâ€”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 viewâ€”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 areaâ€”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 homeâ€™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, Walk-In Closet(s) |
| Appliances | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Garage |

| | |
|-----------------|---|
| | Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer/Dryer, Window Coverings |
| 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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