

# \$440,000 - 347 Aquitania Boulevard W, Lethbridge

MLS® #A2197290

**\$440,000**

3 Bedroom, 3.00 Bathroom, 1,478 sqft  
Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Welcome to Garry Station, where every aspect, from the picturesque parks and meandering pathways to the stunning sunsets and the convenient access to schools and shopping, is sure to enchant you. Yet, it's not just the neighborhood that captivates; this home will truly win your heart.

Designed with flair by Pure West Developments, this newly constructed residence is nothing short of spectacular. As you step inside, be greeted by the natural light pouring through the exquisite 'Chicago' style windows on the main floor. The kitchen stands out with its impressive eight-foot island, destined to be the centerpiece of your gatherings and treasured moments. Elegant gold chandeliers and a sleek silver backsplash add a touch of luxury, allowing for effortless customization to suit your style. With a spacious pantry, a handy mudroom, and large windows that fill the main floor with sunlight, you'll delight in the beautiful days in Lethbridge.

Ascend the staircase, guided by the light filtering through the windows, and discover a thoughtfully designed upper floor. It features three bedrooms, two baths, and a dedicated laundry area. The master suite serves as your personal oasis, adorned with ample windows, stunning views, generous closet space, and a bathroom that feels like a Pinterest dream, complete with luxurious gold accents and



stylish lighting fixtures. The additional bedrooms are equally bright, ensuring each space feels open and inviting, whether used as a bedroom or an office. Custom upgrades are available to help you personalize the home to your liking. Seize the chance to realize your vision in this brand-new residence in Garry Station.

Built in 2023

### **Essential Information**

MLS® #	A2197290
Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,478
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	347 Aquitania Boulevard W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5T4

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	No Smoking Home, Vinyl Windows, Crown Molding, No Animal Home
Appliances	Microwave Hood Fan
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	12
Zoning	R-CL

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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