

\$575,000 - 649 Aquitania Boulevard W, Lethbridge

MLS® #A2258416

\$575,000

3 Bedroom, 3.00 Bathroom, 1,907 sqft

Residential on 0.08 Acres

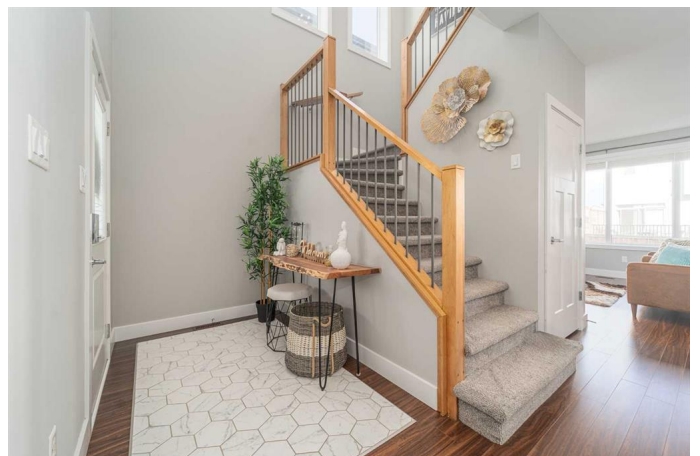
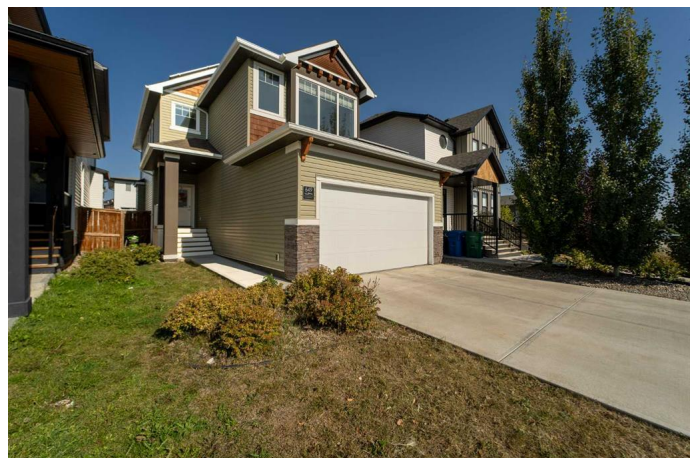
Garry Station, Lethbridge, Alberta

Welcome to this beautifully kept former showhome in the sought-after community of Gary Station, where modern design meets practical comfort. With over \$30,000 invested in solar panels, this home not only looks good but is energy-efficient too.

From the moment you step inside, the warmth of the finishes and thoughtful layout stand out. The main floor boasts a truly unique kitchen design, anchored by high-end appliances including a Bertazzoni gas range and a dual-sided fridge/freezer that would impress even the most passionate home chef. The open living and dining areas flow seamlessly, perfect for entertaining or quiet evenings by the fireplace. The attached garage is fully drywalled and painted—ready for your vehicles, hobbies, or extra storage.

Upstairs, you™ll find three bedrooms, a sunken bonus room for movie nights or a play space, and a dedicated laundry room that keeps daily life convenient. The primary bedroom is a showstopper, featuring a one-of-a-kind layout with a striking false wall that doubles as a custom headboard. Hidden just behind it is your massive walk-in closet, blending function with style. The 4-piece ensuite includes dual vanities, a wall-mounted mirror, and a sleek walk-in shower—your own private retreat.

This home blends style, comfort, and



sustainability, all in a location that's close to west side amenities, parks, and schools.

Built in 2018

Essential Information

MLS® #	A2258416
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,907
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	649 Aquitania Boulevard W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5N4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2025
Days on Market	17
Zoning	R-SL

Listing Details

Listing Office	REAL BROKER
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