

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

MLS® #A2258416

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,907 sqft  
Residential on 0.08 Acres

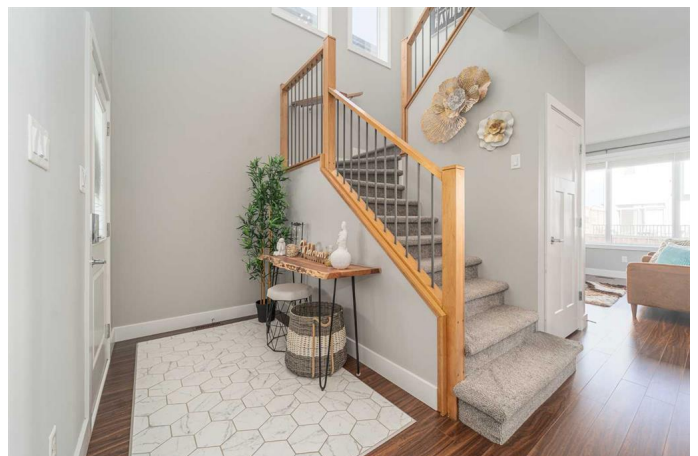
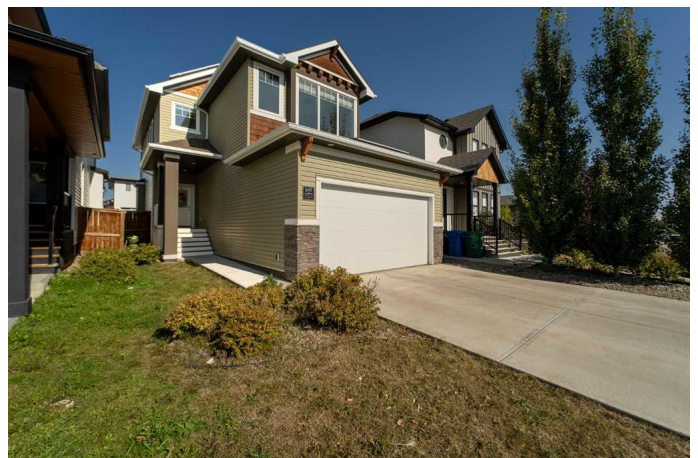
Garry Station, Lethbridge, Alberta

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 | 6                    |
| Zoning         | R-SL                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.