



612 Aquitania Boulevard W, Lethbridge, Alberta - \$545,000



Main Photo

Property Description

Step into this stunning 2015 Stranville-built home, proudly carrying the Mike Holmes Approved standard of quality. Thoughtfully designed and fully finished, this LEGALLY suited property offers modern style, comfort, and investment potential.

Inside, you're welcomed by high ceilings and an open-concept main floor featuring a gorgeous kitchen with Adora soft-close cabinets, granite counter-tops, \$10,000 in custom cabinet upgrades and hard-wired under-cabinet lighting that adds both function and elegance. The main floor has a wonderful layout that balances everyday comfort with space to entertain.

Downstairs, you will be welcomed with the bright and spacious LEGAL basement suite. Featuring 2 bedrooms, 1 bathroom, a modern kitchen and large windows that bring in plenty of natural light. An excellent mortgage helper or private living space. Did we mention there is a double attached garage, that



is fully insulated and painted and there is also a rear parking pad, providing even more convenience, plenty of parking and privacy. Combining style, function, and quality, this home is a rare find for those seeking comfort and/or investment potential!

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