



GRASSROOTS
REALTY GROUP

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**320 Aquitania Boulevard W
Lethbridge, Alberta**

MLS # A2336538



\$559,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,482 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Range Hood, Microwave, Central AC

Welcome to the Marco! A brand new and fully developed home built by Van Arbor Homes. This well designed floorplan offers 4 bedrooms, 3.5 bathrooms, and plenty of space for the whole family. The main floor features a bright, open layout with the living room, dining area, and kitchen all flowing together. The kitchen which boasts a large island, modern finishes, and plenty of room for cooking, entertaining, or gathering with family. A convenient mudroom off the double attached garage helps keep everything organized. Upstairs you will find three bedrooms, including a spacious master bedroom with a walk in closet and private ensuite. Two additional bedrooms, another full bathroom, a spacious laundry room, and a functional layout make this level ideal for a growing family. The fully developed basement adds even more living space with a large family room, fourth bedroom, and another full bathroom. It provides ample storage and includes a second, yes second, designated laundry space. It is a great setup for guests, teenagers, a home office, or simply some extra room to spread out. This home also includes the builder's new home warranty for added peace of mind. Located in a growing, family friendly Lethbridge neighbourhood, you will be close to walking paths, shopping, and schools. They even included Central AC for your convenience! The Marco is move in ready and offers the space, layout, and modern finishes you have been looking for in a brand new home. Book a viewing with your favorite realtor today!