



GRASSROOTS
REALTY GROUP

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**102 Goldenrod Road W
Lethbridge, Alberta**

MLS # A2218843



\$570,000

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,590 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Greenbelt, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Walk-In Closet(s)		

Inclusions: outdoor lights, doorbell camera, 3 TV mounts

Welcome to this 4 bedroom, 3.5 bathroom home in the lovely neighbourhood of Country Meadows. This home features a generous entry way with built in seating, and opens up to an open concept living area featuring large windows to appreciate the light and the expansive view of the fully landscaped backyard and multi-level deck spaces, as well as a cozy fireplace feature. The kitchen features a large pantry with custom shelving, an oversized fridge/freezer combo, built-in wall oven and microwave, gas cooktop, hoodfan, and stainless steel dishwasher. Heading upstairs there are 2 generous sized bedrooms with a 4 piece bathroom, a large primary suite complete with walk-in closet and ensuite bathroom, upper level laundry, as well as a vaulted bonus room perfect for movie night! The basement has been developed to include another generously sized bedroom, additional living space, and another bathroom with walk-in shower. This home also comes complete with a double attached garage with a gas line already in place, and is nicely situated on a corner lot. With this amazing location close to parks, ponds, shopping and schools it's sure to please the whole family!!