



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**119 Goldenrod Road W
Lethbridge, Alberta**

MLS # A2248209



\$598,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Country Meadows Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,971 sq.ft. | Age: | 2022 (3 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Insulated, Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | High Efficiency, Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Composite Siding, Vinyl Siding | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: Storage shed, yard fountain

BETTER THAN NEW - THIS IS THE EXCEPTIONAL HOME THAT YOU HAVE BEEN WAITING FOR!!! With over-the-top construction, quality finishings, and an ultra quiet cul-de-sac location across from the lake... this one can't be beat! Carefully constructed by Stranville Homes - the thoughtful touches are evident at every turn. The main floor features a bright sun-filled open floor plan, soaring 18 foot ceilings, a chef's-dream gourmet kitchen with stainless built-in appliances and an integrated glass induction cooktop, sprawling quartz counters and a walk through butler pantry with direct access to the attached, finished double garage. The upper level includes a private family room retreat, an oversized primary bedroom with a spectacular en-suite and walk in closet, 2 more generously sized bedrooms, another beautiful 4 piece bathroom, and a private laundry space. The basement has been thoughtfully designed for future development with tall ceilings, upgraded floor trusses and spray-foam insulation, and plenty of room for a third family room, 2 more bedrooms and a full bathroom. Finishing touches include upgraded plumbing fixtures, central air conditioning, top quality window coverings, and 7 appliances that are included with the sale! Low-maintenance landscaping with decorative rock work and underground sprinklers has been completed, and top grade fencing and decking completes the fantastic yard space. Country Meadows is a highly sought after neighbourhood featuring numerous green spaces, walking paths, a beautiful lake and playground, and easy access to schools, shopping and all amenities. This one simply has it all - your new home awaits!!!