



GRASSROOTS
REALTY GROUP

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**57 Goldenrod Place W
Lethbridge, Alberta**

MLS # A2257560



\$720,000

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,037 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Underground sprinklers, 2 TV wall mounts, exterior mounted lights

Welcome to this stunning home in West Lethbridge, conveniently located close to shopping, the new West side Elementary school, parks, pathways, and a wide range of amenities! This home presents like new, but with the basement and landscaping already completed! Step inside and you are greeted by a thoughtfully laid out main floor which features a large office space, mudroom, pantry, open concept living/dining space, and soaring ceilings open to above. The expansive windows and patio doors on this level provide beautiful views of the immense back yard space with spacious deck and room to engage in all variety of activities. This level also has access to the oversized double car garage with 9' overhead doors, and ceilings measuring over 12' tall - there is also a gas line already in place! Heading upstairs you are met with a nicely appointed primary suite with 5 piece en-suite featuring both a stand-alone shower and soaker tub, along with a walk-in closet and access to the upper laundry room. There are 2 more bedrooms and a 4 piece bathroom on this upper level, along with a bonus room for quality family time. Downstairs the basement is fully finished and offers flexible living options with a large rec room, and another large bedroom with en-suite bathroom and laundry hook-ups. This home on this size of lot with all of the finishing work already completed is hard to find - but is now ready for it's new owners to take advantage of the amazing features and call it "home"!