



GRASSROOTS
REALTY GROUP

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

**43 Country Meadows Boulevard W
Lethbridge, Alberta**

MLS # A2260110



\$599,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,018 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CL

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Range Hood, Wall Microwave, Washer, Dryer, Window Coverings, Central Air Conditioning, Garage Opener and Remote

Fully finished home geared for an active family! Located in the charming community of Country Meadows, this towering 2-story provides the space and design for proper family functioning. Sporting 4 bedrooms, 4 bathrooms, main-floor laundry, and lots of square footage (2,800 sq.ft. m/l developed). After a busy day of running around and shuttling kids you can pull into the garage, step into your home and drop the shoes, gear, coats, and groceries in the entrance/laundry/walk through pantry and take a load off. Relax in the very open kitchen/great room with 9 foot ceilings where the day's events can be hashed over. Between the spacious 2nd level, and professionally developed lower level there are 2 family rooms where everyone can retreat to their own space. Other notables include quartz countertops, soft close cabinets, direct vent range hood, built in tech desk on main level, big bedrooms, and an ensuite bath boasting dual sinks, a soaker tub AND separate shower. More photos and detailed room sizes coming soon. You'll agree that there is some real value here when compared to the price of a brand new model!