



**218 Grassland Boulevard W  
Lethbridge, Alberta**

**MLS # A2272055**



**\$499,000**

**Division:** Country Meadows Estates

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,152 sq.ft. **Age:** 2017 (9 yrs old)

**Beds:** 4 **Baths:** 3

**Garage:** Single Garage Attached

**Lot Size:** 0.10 Acre

**Lot Feat:** Back Lane, Back Yard, Landscaped, Lawn, Street Lighting, Underground Sprinkler System

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Siding

**Zoning:** R-CL

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Central A/C, Garage Door Opener plus Remote, Blinds,

Step inside to a bright, vaulted open-concept layout, highlighted by large windows that flood the space with natural light. The showpiece of the main floor is the stunning kitchen, featuring a massive quartz-topped island and a full wall of floor-to-ceiling pantry cabinetry, both beautiful and incredibly functional. The linen-grain cabinets, upgraded lighting, and seamless laminate flooring throughout the main living areas create a clean, modern aesthetic. The main floor has blackout blinds in the bedrooms which is a must have for many. A garden door off the kitchen opens to a lovely deck with aluminum railing, perfect for morning coffee or evening unwinding. The primary suite offers an oversized walk-in closet, and the 9' ceilings throughout the home enhance the spacious, inviting feel. With 4 bedrooms and 3 full bathrooms, this home offers exceptional versatility for families, guests, or a dedicated home office setup. The fully developed basement mirrors the quality of the main floor, providing additional finished living space that feels cohesive and comfortable. This home has been maintained to true Go Clean Co standards, spotless, well-kept, and move-in ready. The curb appeal is meticulous, and the backyard is just as impressive. A beautifully finished bungalow in an excellent neighbourhood, you will not be disappointed. Call your favorite REALTOR® to get in before it's too late.