



**308 Grassland Boulevard W
Lethbridge, Alberta**

MLS # A2277346



\$617,500

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,104 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Pantry, Walk-In Closet(s)		

Inclusions: Kitchen Appliances, A/C, Window Coverings, Washer/Dryer, U/G Sprinklers

Modern family home ideally located across from a park with lake and walking paths in desirable Country Meadows. Enjoy two front-facing decks with maintenance free composite decking, perfect for watching the kids play. Rear attached garage enhances curb appeal, complemented by a stylish metal iron front fence. The main floor features a functional mudroom and walk through pantry leading into an open concept kitchen, dining, and living space. The living room showcases a modern electric fireplace with tiled feature surround. Also tucked away on the main floor is a large built-in two-person desk, ideal for homework or working from home. The upper level offers three bedrooms, a laundry room, and a spacious bonus room with access to the upper deck. The large primary retreat includes a walk-in closet and an expansive ensuite with tiled walk-in shower and soaker tub, along with private access to the upper deck. The undeveloped basement provides excellent potential for future development. A well designed, contemporary home in a family friendly community close to parks and pathways.