



GRASSROOTS
REALTY GROUP

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**773 Violet Place W
Lethbridge, Alberta**

MLS # A2280206



\$579,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,642 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Welcome to a brand new Christensen floor plan by Stranville Living Master Builder, tucked away on a quiet cul-de-sac in the desirable Country Meadows community and set on a rare pie-shaped lot with convenient alley access. This is the kind of location buyers wait for—low traffic, extra backyard space, and a layout that actually makes sense for everyday living. The main floor is bright, open, and intentionally designed to feel both elevated and functional, anchored by a standout kitchen that truly sets the tone for the home. Extended cabinetry runs all the way to the ceiling, paired with quartz countertops and a sleek induction cooktop, while the built-in oven and microwave keep everything clean and streamlined. The panelled Fisher & Paykel fridge and matching panelled dishwasher blend seamlessly into the cabinetry, giving the kitchen a polished, high-end look without feeling overdone. Just off the kitchen, the dining and living areas flow effortlessly together and open to the spacious backyard through sliding glass doors, perfectly positioned for a future deck and indoor-outdoor entertaining. Upstairs, the layout continues to impress with a generous bonus room that works equally well as a second living space, media room, or kids’ hangout. Two large bedrooms each feature their own walk-in closet, making them ideal for family or guests, and are complemented by a well-appointed four-piece bathroom. The primary bedroom checks every box, offering plenty of space for a king-sized bed, a walk-in closet, and a four-piece ensuite highlighted by a tiled walk-in shower that feels both modern and timeless. Thoughtfully designed, beautifully finished, and located in a quiet pocket of Country Meadows, this home delivers the comfort of a new build with the layout and features that everyone is looking for. Included in the price is a 10 year new home warranty and

GST! Photos are virtually staged.