



GRASSROOTS
REALTY GROUP

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

MLS # A2283323



\$575,000

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2017 (9 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: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CL

Utilities: -

Inclusions: Fridge (ice maker as is), Stove, Dishwasher, Range Hood, Wall Microwave, Washer, Dryer, Central Air Conditioning, Window Coverings, Garage Opener and Remote

Massive Fully Finished Home awaiting your personal touch! Located in the charming community of Country Meadows, this 1 owner, 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 (2,897 sq.ft. m/l total developed). After a busy day of running around and shuttling kids you can pull into the garage, step inside 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, water line to fridge, direct vent range hood, built in tech desk on main level, big bedrooms, loads of windows, and an ensuite bath boasting dual sinks, a soaker tub AND separate double shower with corner seat. A back lane gives you access to the yard and potential additional parking...while the attached garage is drywalled, roughed in for a heater, and allows for tremendous potential vertical storage space. Given the overall size of this home you'll agree that there is some real value offered here. Contact your preferred agent of choice and book your viewing.