



**147 Goldenrod Road W
Lethbridge, Alberta**

MLS # A2300709

\$565,000



Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,860 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	RCL
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows

Inclusions: Shed in backyard, fridge, gas stovetop, microwave, washer/dryer, light fixtures, range hood, garage door opener, existing window coverings, dishwasher

Step into a home that makes sense and fits your family—where clean lines, modern design, and striking black accents create a bold first impression that carries throughout. This thoughtfully designed two-story offers the space and flow today’s buyers actually want. The main floor is anchored by a bright, open-concept layout with oversized rear windows that flood the home with natural light and frame the wide-open views behind—no neighbors, just sky and space. A walk-through pantry, functional mudroom, and smart storage solutions make everyday living effortless, while the upgraded kitchen delivers both style and substance. Upstairs, the bonus room over the garage is perfectly positioned to keep sound tucked away from the bedrooms—ideal for movie nights, kids playing, or a shift-working spouse needing real rest. The primary suite feels like a retreat, complete with a walk-in closet that connects directly to the laundry for that “why doesn’t every home do this?” moment, along with a clean, modern ensuite built for comfort. Outside, everything is already done for you. Fully landscaped, fenced, and complete with underground sprinklers, this yard is ready to enjoy from day one—no projects, no weekends lost to yard work. Just move in, fire up the BBQ, and actually enjoy your summer the way it’s meant to be. Add in central A/C, and you’re set for every season. Located in one of Lethbridge’s fastest-growing west side communities, you’re buying into more than just a home—you’re stepping into an area on the rise, with new schools, parks, and amenities continuing to shape the future of the neighborhood. Turn-key, dialed-in, and showing like new—this is the kind of home that stands out the moment you walk in