



GRASSROOTS
REALTY GROUP

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**22 Goldenrod Place W
Lethbridge, Alberta**

MLS # A2119696



\$459,000

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,345 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters		

Inclusions:	N/A
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Welcome HOME to the perfect blend of comfort, convenience, and style! Nestled in a quiet cul-de-sac street in the coveted Country Meadows neighborhood, this home offers the ideal setting for creating lasting memories! Step inside and prepare to be impressed by this less-than-a-year-old home that's better than new! This stunning residence showcases the popular "Grayson" model by Avonlea Homes, featuring impeccable craftsmanship and modern design elements that exude charm and sophistication. Upon entry, you'll be greeted by a bright and airy open floor plan on the main level, complete with 9' flat painted ceilings and large windows that flood the space with natural light. The kitchen is a chef's dream, boasting QUARTZ countertops, STAINLESS appliance package, Kohler fixtures, and a convenient corner pantry for all your storage needs. Rounding out the main floor you have a 2 piece powder room. Upstairs, discover three spacious bedrooms, a full bath, and the convenience of laundry just steps away. Retreat to the primary bedroom featuring a walk-in closet and ensuite with a luxurious 5' shower, offering the perfect sanctuary for relaxation and rejuvenation. The basement awaits your personal touch and is thoughtfully set up for future development, offering the potential for a family room, fourth bedroom, and another full bath. Rest assured with your 10-year new home warranty, providing peace of mind for years to come. Country Meadows is an architecturally controlled area with its own park and playground, providing endless opportunities for outdoor recreation and enjoyment. Plus, with schools, shopping, the ATB Rec Center, and easy access to the downtown core nearby, you'll enjoy the perfect balance of suburban tranquility and urban convenience. Don't miss out on the opportunity to make this winning combination your own. Schedule a viewing with

your favourite realtor today and experience the unparalleled lifestyle that awaits you in this remarkable home.