



**741 Violet Place W
Lethbridge, Alberta**

MLS # A2138735



\$569,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,574 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Welcome Home to the Lanark II by Stranville Living Master Builder. Embrace the pinnacle of modern living in this stunning brand new construction single-family home, expertly crafted by the esteemed Stranville Living Master Builder. Introducing the Lanark II floorplan, where luxury meets functionality in a beautifully designed space that you'll love to call home. With over 1,500 square feet of meticulously finished living space above grade, this home offers plenty of room for family life, entertaining, and relaxation. The Lanark II features three generously sized bedrooms on the second level, including a luxurious primary suite that provides a serene retreat. Enjoy the convenience and style of 2.5 well-appointed bathrooms, featuring modern fixtures and finishes. The heart of the home, this gourmet U-shaped kitchen boasts an abundance of quartz countertops and storage space, along with upgraded panelled appliances such as a Fisher & Paykel fridge, panelled dishwasher, induction cooktop, and built-in microwave and oven. Attached to the kitchen is a large walk-in pantry, perfect for all your storage needs. The spacious living room and dining room seamlessly connect to the kitchen, creating a harmonious flow perfect for both everyday living and entertaining. On the second level, you'll find three bedrooms, all providing a comfortable and private sleeping area, along with a functional bonus room ideal for a home office, playroom, or additional living space. The primary suite features a large walk-in closet and a luxurious three-piece ensuite with a beautifully tiled walk-in shower. Notice the modern touch of wall-mounted "floating" toilets throughout the home, adding to the sleek and contemporary design. Additional features include a double attached garage, providing convenience and extra storage space for your vehicles and belongings, and a walk-out

basement offering endless possibilities for customization, whether you envision a family recreation room, home gym, or guest quarters. Built with advanced insulation, energy-efficient windows, and modern HVAC systems, this home ensures you remain comfortable year-round. Situated in a desirable neighborhood with access to excellent schools, parks, shopping, and dining, the Lanark II is truly a masterpiece.