



**53 Goldenrod Place W  
Lethbridge, Alberta**

**MLS # A2156478**



**\$659,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,150 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** none

Welcome to your dream home in the brand new community of Country Meadows! This stunning 2,150 square foot residence built by Stranville Living Master Builder offers the perfect blend of luxury and functionality, designed to impress at every turn. Situated on a generous pie-shaped lot, this home boasts a triple car garage, providing ample space for vehicles, storage, and hobbies. As you step inside, you'll be greeted by an open-concept main living area, where upscale finishes and modern design create an inviting atmosphere. The large U-shaped kitchen is a chef's delight, featuring abundant storage, extensive counter space, and direct access to a walk-in pantry that conveniently leads to the garage. The kitchen is also adorned with high end appliances like a panned Fisher and Paykel fridge, a panned dishwasher, an induction cooktop on a built in oven an microwave combo. A dedicated main floor office is thoughtfully positioned near the front entry, offering a private space for work or study. The living and dining rooms are bathed in natural light, thanks to oversized windows that frame views of your expansive backyard, perfect for outdoor gatherings and relaxation. The second level continues to impress, starting with a spacious bonus room that offers endless possibilities for entertainment or relaxation. Two additional well-sized bedrooms share a stylish 4-piece bathroom, while the full-sized laundry room adds convenience to your daily routine. The crown jewel of the upper level is the primary bedroom, a true retreat that includes an ensuite of your dreams. Dual vanities, a free-standing soaker tub, and a beautifully tiled shower with a glass door make this space a spa-like haven. The ensuite also provides direct access to an enormous walk-in closet, ensuring you have all the storage you need. This brand new construction home in Country Meadows is the

epitome of modern living, offering a luxurious lifestyle in a vibrant and growing community.