



**745 Violet Place W
Lethbridge, Alberta**

MLS # A2156481



\$599,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,797 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:	Central	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, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Introducing the Comery floor plan by Stranville Living Master Builder, a beautifully designed 1,700 square foot two-storey home located in the brand new community of Country Meadows. This exceptional home features a walkout basement, an attached double car garage, and high-end upgrades throughout, ensuring a blend of luxury and practicality. The open-concept main floor offers a unique layout that surrounds the space with windows, allowing natural light to flood in while maintaining a cozy, distinct atmosphere. The design provides dedicated living and dining rooms, offering both openness and separation. The kitchen is a chef's dream, boasting a paneled Fisher and Paykel fridge, an induction cooktop, a paneled dishwasher, and a built-in microwave and oven combo. Storage is plentiful with a walk-in pantry, and just around the corner, you'll find a walk-in coat closet, adding to the home's thoughtful design. The second level is equally impressive, featuring a bright bonus room illuminated by three skylights, creating the perfect space for relaxation or entertainment. This level also includes a full-sized laundry room, two additional bedrooms, and a primary suite that is nothing short of spectacular. The primary bedroom offers a massive walk-in closet spanning 13 feet in length and an ensuite bathroom complete with dual vanities and a walk-in tiled shower. This Comery floor plan home is the perfect combination of modern design, luxury finishes, and functional living spaces, making it an ideal choice for anyone looking to settle in the vibrant community of Country Meadows. More photos coming soon.