



**53 Goldenrod Place W
Lethbridge, Alberta**

MLS # A2180280



\$649,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,173 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Ov		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Level, Street Lighting, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to the "Kinley" model by Stranville Living Master Builder, located in the desirable west Lethbridge community of Country Meadows. Tucked on the northern edge of West Lethbridge, Country Meadows boasts a tag line of "10 Minutes To Anywhere", which is pretty accurate considering it's convenient access to Metis Trail, University Drive, and the Crowsnest Trail. Directly to the south of Country Meadows, you'll find a K-5 public school scheduled to open in the fall of 2025, and continuing south, the Cavendish Farms Centre with two ice arenas and the Lethbridge Curling Club. Connected to the Cavendish Farms Centre is the Cor Van Raay YMCA with it's state of the art Aquatic Center, Fitness Center, and even a Licensed Child Care Center. If you have been in a Kinley model before, you know just how expansive it feels. Keep in mind that if you need more room, the future basement development could include two more bedrooms, another family area, and another 3-piece bathroom. The main floor includes a beautifully appointed kitchen with two-tone Adora Cabinets extended to the ceiling, fully tiled backsplash, and quartz countertops for both the base cabinets and peninsula. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. Upstairs continues to impress and includes a massive ensuite bathroom and walk-in closet, ample family room, and a large laundry room with cabinets and a sink. Pair this home with a triple-car garage and a lot of this size, and you've got a tremendous family home ready for as many great memories as you can handle. I cannot stress how impressive the size of the lot is and how rare they have become, so come and see it for yourself. High efficient

mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Photos contain virtual staging.