



GRASSROOTS
REALTY GROUP

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**745 Violet Place W
Lethbridge, Alberta**

MLS # A2181604



\$589,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,807 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the "Comrie" 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. This award-winning home model shows incredibly well and happens to be situated on a rare WALKOUT lot with an unfinished basement. The future development of this basement adds a large family room and flex space with another bedroom and 3-piece bathroom. As you can see in the pictures, large unobstructed windows light the entire main floor and provide terrific views of the rear yard, which measures an impressive 136' in depth. Other main floor features include a large walk through pantry with a butler's cabinet and floating shelves, a welcoming foyer with bench, and an oversized patio door leading to the rear facing vinyl deck. The main floor also includes a beautifully appointed kitchen with two-tone Adora Cabinets, fully tiled backsplash, and quartz countertops for both the base cabinets and island. 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. The upper level in the Comrie has a terrific primary suite with a large

walk-in closet and ensuite with a tiled shower and dual vanities. Two more bedrooms can be found upstairs with a main bath, large laundry room, and a nice media room with three skylights. High efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. The pictures are great, but this home must be seen to be appreciated!