

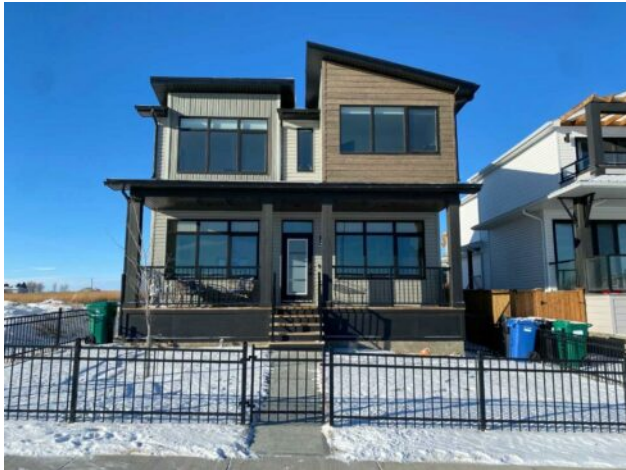


GRASSROOTS
REALTY GROUP

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**320 Grassland Boulevard W
Lethbridge, Alberta**

MLS # A2186499



\$577,000

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,815 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: none

Here is your opportunity to own a gorgeous 2-Storey home with loads of curb appeal. This 3 Bed/ 2.5 bath home is comprised of over 1800 square feet of thoughtfully designed luxury that overlooks the park and pond in the desirable Country Meadows community. This modern home is designed beautifully with a large open-concept lower floor with an office space, mudroom, half bath, and a front porch that is perfect for your morning coffee. Upstairs includes a large primary with a 4-piece ensuite, a large walk-in closet that connects to the laundry room, 2 other bedrooms, and another 4-piece bathroom. This move-in ready home has been lived in for less than 2 years and has had numerous upgrades since it was purchased. The upgrades include rear covered deck addition that provides a sheltered area for summer barbecues. Other upgrades include a fully fenced yard with handy rear gate for lane access, A/C, custom window coverings, and finished rear landscaping. The detached garage has been finished to provide a clean organized workspace for your next project. The space on the side of the garage has been utilized perfectly to allow for a trailer or other toys that can be stored safely within the confines of the fence. The unfinished basement awaits your personal touches. The Country Meadows community is located just minutes away from numerous amenities such as one of the largest YMCA's in Alberta, grocery stores, pubs, restaurants, parks, and schools. It is also only about 5 minutes from Highway 3.