



**118 Goldenrod Road W
Lethbridge, Alberta**

MLS # A2197902



\$734,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,290 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Landscaped, Low Maintenance Landsc		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Tv mounts. garage door opener. Furniture negotiable.		

Welcome to your dream home situated on a beautiful SOUTH FACING LAKEFRONT lot in COUNTRY MEADOWS! This CUSTOM home was designed for empty nesters, retirees, professional or a family with older children offering your own space by solely housing your primary suite on the main floor with second and third bedrooms in the walkout basement (yes please)! This MODERN, OPEN-CONCEPT home is flooded with NATURAL LIGHT from the grand patio doors and abundant use of windows throughout. Upstairs offers the perfect blend of luxury and function starting with the chic, modern kitchen finished with quartz countertops, custom cabinet inserts, under cabinet lighting, high-end appliances (including induction cooktop and double wall oven with air fry and wifi capabilities!), plus built-in dining area adjacent to your stone faced fireplace with built-in cabinetry- all OVERLOOKING THE LAKE! Of course, your main floor also houses a stylish 2pc guest bath, your primary oasis with 5 pc ensuite and it's own laundry. While downstairs offers 2 bedrooms, 4pc bathroom, cozy fireplace, SECOND LAUNDRY and WALKOUT with wall to wall windows- there's that LAKE VIEW again! This basement set up works wonderfully for entertaining, hosting short or long term guests (teenagers and in-laws included) as well as the potential to rent it out and put some extra money in your pocket! Unwind by taking in THE VIEW, taking a STROLL AROUND THE LAKE, by cuddling up by the FIREPLACE (up or down) or fill that social calendar by hosting your guests to a summer bbq on your SPRAWLING upper OR covered lower DECK! This home offers ZERO MAINTENANCE landscaping with the beautiful, TRANQUIL PARK/POND backdrop giving you the best of both worlds- without the yard work! The HEATED GARAGE ensures your vehicles are always warm, dry and ready to go, plus

extended driveway for additional parking. This home comes with TRIM LIGHTING in the FRONT & BACK- no more putting up or taking down Christmas lights! Now that's convenience! Speaking of, how opportune would it be to pick up the keys and move in? That's right- sellers are offering the option to buy this home FULLY FURNISHED! The EXTENSIVE LIST OF UPGRADES shows that no expense was spared when crafting this HIGH-END CUSTOM HOME. Some of the additional extras include: cabinet faced appliances, black window frames inside and out, hardwired mirrors with anti fog and lighting, vinyl plank flooring throughout (NO CARPET), quartz countertops, custom blinds, gated gravel side for dog run/storage, vinyl fencing, walk-in closets throughout, extra plug ins (for your stick vacuum!), 2 laundry spaces, all a testament to this homes thoughtful design! Ideally located close to a wide range of amenities and neighborhood playground this home is one to see!