



GRASSROOTS
REALTY GROUP

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**710 Violet Place W
Lethbridge, Alberta**

MLS # A2207372



\$499,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,316 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Bi-level alert!! Welcome to the "Glenbarr" 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 bi-level model greets you with a fantastic foyer up to your main living area with a beautiful kitchen, dining room, and living area. The main floor includes a beautifully appointed kitchen with "Supermat" cabinets by Adora, fully tiled backsplash with matte black accents, 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. A triple-wide sliding patio door off the dining room exits onto your future deck and into your backyard that includes partial fencing. The kitchen, dining, and living rooms on the main floor include vaulted ceilings that provide an openness that flat ceilings simply can't offer. The main floor is finished by two additional bedrooms, a 3-piece bathroom, and a staircase leading to your secluded primary suite, located adjacent to the laundry closet. The large primary bedroom includes a walk-in closet and a 4-piece ensuite that boasts a walk-in shower with tiled walls, a

sliding glass door, and a double sink vanity. 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.