

**320 Grassland Boulevard W**  
**Lethbridge, Alberta**

**MLS # A2238476**



**\$619,000**

<b>Division:</b>	Country Meadows Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,818 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, See Remarks, U		

<b>Heating:</b>	Central, High Efficiency, Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

Looking for a fully finished home with a stunning view in a vibrant neighborhood? This former Stranville showhome is in better than new condition because of its over 70,000 dollars in upgrades since its purchase. New homes in this area require tens of thousands of dollars to get to this level and you can have it all finished before you even move in for an outstanding price! This house is comprised of approximately 2500 sqft of finished space! Since its purchase, it has had a new basement, fencing, landscaping, washer/dryer, custom window coverings, a covered back deck addition, and a garage that has been finished with unique drywall alternative called Truscore. This home has 2 outstanding covered decks on either side of the house that maximize outdoor use. The open concept main floor consists of a living room, a dining room, and a kitchen that overlooks the park. There is also a very versatile room that could be used as a den or office, a foyer, a mudroom, and a half bath. The upper floor is comprised of 3 bedrooms, a 4-piece ensuite, a 4-piece bath, a laundry room, and walk-in closet that connects to the primary bedroom for the utmost convenience. The newly finished basement has added 2 more bedrooms, a 4-piece bath, storage, and a spacious family room! Pictures of the new basement and a new virtual tour have now been added! The home has been completely landscaped and fully fenced with a convenient gate for lane access. The Country Meadows community is conveniently located just minutes away from Highway 3, and numerous amenities such as the university and one of the largest YMCA facilities in North America.