

**119 Goldenrod Road W
Lethbridge, Alberta**

MLS # A2248209



\$598,000

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,971 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Storage shed, yard fountain

BETTER THAN NEW - THIS IS THE EXCEPTIONAL HOME THAT YOU HAVE BEEN WAITING FOR!!! With over-the-top construction, quality finishings, and an ultra quiet cul-de-sac location across from the lake... this one can't be beat! Carefully constructed by Stranville Homes - the thoughtful touches are evident at every turn. The main floor features a bright sun-filled open floor plan, soaring 18 foot ceilings, a chef's-dream gourmet kitchen with stainless built-in appliances and an integrated glass induction cooktop, sprawling quartz counters and a walk through butler pantry with direct access to the attached, finished double garage. The upper level includes a private family room retreat, an oversized primary bedroom with a spectacular en-suite and walk in closet, 2 more generously sized bedrooms, another beautiful 4 piece bathroom, and a private laundry space. The basement has been thoughtfully designed for future development with tall ceilings, upgraded floor trusses and spray-foam insulation, and plenty of room for a third family room, 2 more bedrooms and a full bathroom. Finishing touches include upgraded plumbing fixtures, central air conditioning, top quality window coverings, and 7 appliances that are included with the sale! Low-maintenance landscaping with decorative rock work and underground sprinklers has been completed, and top grade fencing and decking completes the fantastic yard space. Country Meadows is a highly sought after neighbourhood featuring numerous green spaces, walking paths, a beautiful lake and playground, and easy access to schools, shopping and all amenities. This one simply has it all - your new home awaits!!!