

**308 Grassland Boulevard W  
Lethbridge, Alberta**

**MLS # A2277346**



**\$607,000**

<b>Division:</b>	Country Meadows Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,104 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Standard Shaped Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Breakfast Bar, Built-in Features, Pantry, Walk-In Closet(s)		

**Inclusions:** Kitchen Appliances, A/C, Window Coverings, Washer/Dryer, U/G Sprinklers

Modern family home ideally located across from a park with lake and walking paths in desirable Country Meadows. Enjoy two front-facing decks with maintenance free composite decking, perfect for watching the kids play. Rear attached garage enhances curb appeal, complemented by a stylish metal iron front fence. The main floor features a functional mudroom and walk through pantry leading into an open concept kitchen, dining, and living space. The living room showcases a modern electric fireplace with tiled feature surround. Also tucked away on the main floor is a large built-in two-person desk, ideal for homework or working from home. The upper level offers three bedrooms, a laundry room, and a spacious bonus room with access to the upper deck. The large primary retreat includes a walk-in closet and an expansive ensuite with tiled walk-in shower and soaker tub, along with private access to the upper deck. The undeveloped basement provides excellent potential for future development. A well designed, contemporary home in a family friendly community close to parks and pathways.