

**773 Violet Place W  
Lethbridge, Alberta**

**MLS # A2280206**



**\$579,900**

<b>Division:</b>	Country Meadows Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Pie Shaped Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Welcome to a brand new Christensen floor plan by Stranville Living Master Builder, tucked away on a quiet cul-de-sac in the desirable Country Meadows community and set on a rare pie-shaped lot with convenient alley access. This is the kind of location buyers wait for—low traffic, extra backyard space, and a layout that actually makes sense for everyday living. The main floor is bright, open, and intentionally designed to feel both elevated and functional, anchored by a standout kitchen that truly sets the tone for the home. Extended cabinetry runs all the way to the ceiling, paired with quartz countertops and a sleek induction cooktop, while the built-in oven and microwave keep everything clean and streamlined. The panelled Fisher & Paykel fridge and matching panelled dishwasher blend seamlessly into the cabinetry, giving the kitchen a polished, high-end look without feeling overdone. Just off the kitchen, the dining and living areas flow effortlessly together and open to the spacious backyard through sliding glass doors, perfectly positioned for a future deck and indoor-outdoor entertaining. Upstairs, the layout continues to impress with a generous bonus room that works equally well as a second living space, media room, or kids’ hangout. Two large bedrooms each feature their own walk-in closet, making them ideal for family or guests, and are complemented by a well-appointed four-piece bathroom. The primary bedroom checks every box, offering plenty of space for a king-sized bed, a walk-in closet, and a four-piece ensuite highlighted by a tiled walk-in shower that feels both modern and timeless. Thoughtfully designed, beautifully finished, and located in a quiet pocket of Country Meadows, this home delivers the comfort of a new build with the layout and features that everyone is looking for. Included in the price is a 10 year new home warranty and

GST! Photos are virtually staged.