

## 38 Goldenrod Place W Lethbridge, Alberta

MLS # A2289557



# \$629,900

<b>Division:</b>	Country Meadows Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,614 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Combination, Forced Air, Solar	<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>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Sump Pump(s)		

**Inclusions:** Solar Power on Roof

Welcome to this exceptional two-storey home in the desirable Country Meadows subdivision &mdash; perfectly positioned in a quiet cul-de-sac with beautiful walking paths, a natural pond, and close proximity to schools and shopping. Offering 1,614 sq ft, this thoughtfully designed home features 3 spacious bedrooms up plus a bonus room providing the ideal layout for families. The main level showcases durable laminate flooring, while the second level offers plush carpeting for added comfort. The kitchen is a true standout with white shaker cabinetry, beautiful tile backsplash, quartz countertops throughout, upgraded stainless steel appliances, a sleek hood fan, built-in below-counter microwave, and a stove complete with a built-in air fryer. A convenient walk-through pantry connects directly to the triple car garage &mdash; making unloading groceries effortless. The triple car garage is a rare and impressive feature, finished with the highest-grade epoxy floors, fully painted walls and ceiling, plumbed and wired for gas heat, and even includes an interior water spigot for added convenience. Energy efficiency shines with nearly 6,000 watts of rooftop solar (AP system &mdash; a premium, trusted brand). The hot water tank is equipped with a controller that allows hot water production during peak solar hours, maximizing efficiency and reducing utility costs. The basement is undeveloped and ready for your vision, with the concrete floor professionally sealed for easy maintenance. Outside, this property truly sets itself apart: -Backs onto a boulevard with back lane access -Over 42 feet of high-grade concrete RV parking -Professionally constructed fence with a lockable galvanized steel RV gate designed to prevent sagging -High-grade concrete sidewalks -Premium synthetic grass for low maintenance The yard was excavated 12 inches, backfilled, and compacted to

road-grade standards &mdash; creating an ultra-durable, high quality surface that will stand the test of time continuing to look exceptional long term. This property combines thoughtful upgrades, energy efficiency, durability, and location &mdash; all in one incredible package. A rare opportunity in Country Meadows &mdash; move-in ready and built to impress. Contact your favorite real estate agent to view today.