# \$574,900 - 320 Grassland Boulevard W, Lethbridge

MLS® #A2186499

## \$574,900

3 Bedroom, 3.00 Bathroom, 1,815 sqft Residential on 0.10 Acres

Country Meadows Estates, Lethbridge, Alberta

Here is your opportunity to own a gorgeous 2-Storey home with loads of curb appeal. This 3 Bed/ 2.5 bath home is comprised of over 1800 square feet of thoughtfully designed luxury that overlooks the park and pond in the desirable Country Meadows community. This modern home is designed beautifully with a large open-concept lower floor with an office space, mudroom, half bath, and a front porch that is perfect for your morning coffee. Upstairs includes a large primary with a 4-piece ensuite, a large walk-in closet that connects to the laundry room, 2 other bedrooms, and another 4-piece bathroom. This move-in ready home has been lived in for less than 2 years and has had numerous upgrades since it was purchased. The upgrades include rear covered deck addition that provides a sheltered area for summer barbecues. Other upgrades include a fully fenced yard with handy rear gate for lane access, A/C, custom window coverings, and finished rear landcaping. The detached garage has been finished to provide a clean organized workspace for your next project. The space on the side of the garage has been utilized perfectly to allow for a trailer or other toys that can be stored safely within the confines of the fence. The unfinished basement awaits your personal touches. The Country Meadows community is located just minutes away from numerous amenities such as one of the largest YMCA's In Alberta, grocery stores, pubs, restaurants, parks, and schools. It is also only about 5 minutes from





#### Built in 2022

### **Essential Information**

MLS® # A2186499 Price \$574,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,815 Acres 0.10 Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 320 Grassland Boulevard W Subdivision Country Meadows Estates

City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1J5V1

### **Amenities**

Parking Spaces 3

Parking Additional Parking, Double Garage Detached

# of Garages 2

## Interior

Interior Features Built-in Features, Open Floorplan, Double Vanity, Quartz Counters,

Sump Pump(s), Walk-In Closet(s)

Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Range

Hood, Washer/Dryer, Window Coverings, Induction Cooktop

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Electric, Insert

Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Features BBQ gas line, Private Yard

Lot Description Front Yard, Landscaped, Law

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed January 20th, 2025

Days on Market 102 Zoning R-L

# **Listing Details**

Listing Office Royal Lepage South Country - Lethbridge

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