

**308 Grassland Boulevard W  
Lethbridge, Alberta**

**MLS # A2277346**



# \$624,900

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <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.