

57 Goldenrod Place W  
Lethbridge, Alberta

MLS # A2279099



## \$718,000

|                  |                         |               |                  |
|------------------|-------------------------|---------------|------------------|
| <b>Division:</b> | Country Meadows Estates |               |                  |
| <b>Type:</b>     | Residential/House       |               |                  |
| <b>Style:</b>    | 2 Storey                |               |                  |
| <b>Size:</b>     | 2,046 sq.ft.            | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 4                       | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached  |               |                  |
| <b>Lot Size:</b> | 0.26 Acre               |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped   |               |                  |

|                    |                  |                   |     |
|--------------------|------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed            | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |

**Features:** Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Welcome to 57 Goldenrod! Welcome to this beautiful West Lethbridge home, ideally located near shopping, the new west-side elementary school, parks, pathways, and an abundance of amenities. This property shows like new, with the added bonus of a fully finished basement and completed landscaping. The thoughtfully designed main floor features a spacious office, mudroom, pantry, and an open-concept living and dining area highlighted by soaring open-to-above ceilings. Expansive windows and patio doors flood the space with natural light and showcase views of the massive backyard, complete with a generous deck and plenty of room for outdoor activities. This level also provides access to the oversized double garage, offering 9' overhead doors, over 12' ceiling height, and a gas line already in place. Upstairs, the well-appointed primary suite includes a luxurious five-piece ensuite with a soaker tub, stand-alone shower, walk-in closet, and convenient access to the upper-level laundry room. Two additional bedrooms, a four-piece bathroom, and a bonus room perfect for family time complete the upper floor. The fully developed basement offers exceptional versatility, featuring a large recreation room, an additional spacious bedroom with its own ensuite, and laundry hookups. Homes of this caliber—on a lot of this size, with all finishing work already completed—are rare. This exceptional property is move-in ready and waiting for its new owners to enjoy everything it has to offer and truly call it home. Call your favourite REALTOR® today!