

# \$584,900 - 316 Grassland Boulevard W, Lethbridge

MLS® #A2054193

**\$584,900**

3 Bedroom, 3.00 Bathroom, 2,048 sqft

Residential on 0.10 Acres

Country Meadows Estates, Lethbridge, Alberta

Welcome to a true masterpiece in real estate â€” a contemporary haven nestled in the heart of Country Meadows. Step into luxury living with this stunning 3-bedroom, 2.5-bathroom abode spanning an impressive 2048 sqft. The exterior boasts a custom design that harmoniously marries modern aesthetics with nature-inspired elements. Upgraded James Hardie siding on the front and corrugated metal siding create a sophisticated facade, complemented by a custom stained cedar pergola and sleek black windows. The glass railing and composite decking enhance the outdoor allure, allowing you to savor scenic views from both the covered front deck and the inviting upstairs deck.

Positioned strategically across from a serene pond, this home emanates a tranquil ambiance that's bound to captivate. The laminate flooring throughout the open-concept main floor adds warmth and functionality, while the designer-curated selections and lighting cast an enchanting glow across every corner. Indulge in the lavishness of Kohler plumbing fixtures, embodying elegance in every detail. The thoughtfully designed custom-built mudroom bench, shelf, and wall detail bring both organization and charm to daily routines. A captivating electric fireplace, enveloped by upgraded floor-to-ceiling tile, serves as the centerpiece of the living space, radiating comfort and style.

This residence seamlessly integrates convenience with aesthetics, exemplified by



the custom built-in desk at the rear entry. The custom white shaker cabinetry resonates with modernity, effortlessly merging form and function. A kitchen that epitomizes coastal chic awaits, adorned with upgraded quartz countertops, a bespoke backsplash, and an artfully crafted hood fan. A walk-thru pantry with upgraded MDF shelving ensures every culinary need is met.

Embrace a Samsung stainless steel appliance package, featuring a built-in gas cooktop and wall-mounted oven and microwave. The sliding glass patio door beckons natural light, while the glass railing detail provides an unobstructed view of the surroundings.

The upper level unveils a generous bonus room, offering access to the upper deck, a perfect setting for relaxation and rejuvenation.

The upstairs laundry room, outfitted with upgraded tile floors and a charming barn door, adds a touch of practical luxury.

Two spacious bedrooms with ample closets grace the upper floor, while the primary bedroom is a haven of opulence. Enjoy access to the upper deck, a 5-piece ensuite adorned with premium features, and a spacious walk-in closet designed to house your wardrobe with elegance.

Ensuite upgrades include tiled floors, a fully tiled custom curb shower, quartz countertops, custom mirrors, and an artfully designed vanity. The upstairs bathroom showcases light gray tiled floors, white shaker cabinetry, white subway tile backsplash, custom mirrors, and a pristine white tub/shower surround.

Completing this home is a rear-attached garage that combines practicality and aesthetic. NHW. Home is virtually staged

Built in 2022

## **Essential Information**

MLS® #

A2054193

|                |             |
|----------------|-------------|
| Price          | \$584,900   |
| Sold Price     | \$660,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,048       |
| Acres          | 0.10        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 316 Grassland Boulevard W |
| Subdivision | Country Meadows Estates   |
| City        | Lethbridge                |
| County      | Lethbridge                |
| Province    | Alberta                   |
| Postal Code | T1J5V1                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Walk-In Closet(s)                                   |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Electric, Living Room                                                       |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Lane                          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | August 14th, 2023  |
| Date Sold      | January 24th, 2024 |
| Days on Market | 163                |
| Zoning         | RL                 |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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