

\$639,900 - 45 Goldenrod Place W, Lethbridge

MLS® #A2097846

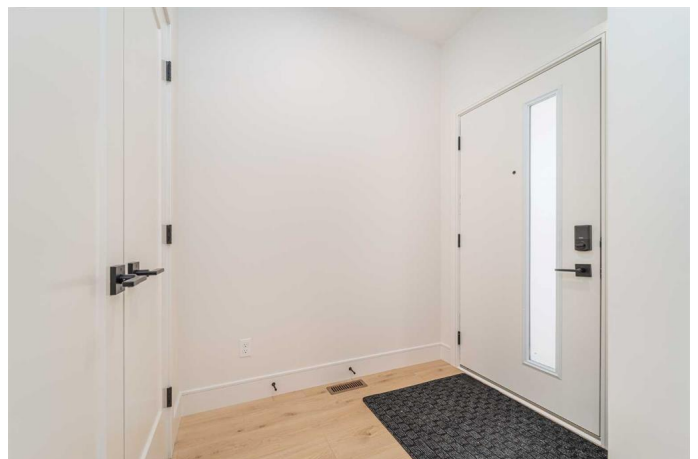
\$639,900

3 Bedroom, 3.00 Bathroom, 2,030 sqft

Residential on 0.13 Acres

Country Meadows Estates, Lethbridge, Alberta

Welcome to the pinnacle of modern living in one of Lethbridge's fastest-growing developments, Country Meadows. Nestled on a serene cul-de-sac, this brand-new 2-storey home, a dazzling example of the Kinley model by Stranville Living Master Builder, boasts a generous 2000 square feet and a triple car garage. As you approach, the triple car garage commands attention, providing not only ample parking space but also a touch of luxury for car enthusiasts. The quiet cul-de-sac setting ensures a peaceful and secure environment for you and your family. Step through the front entrance, and you'll be greeted by a private office space—a perfect haven for productivity or a quiet retreat for work-from-home days. The main floor unfolds into an expansive dining and living room area, adorned with an electric fireplace, creating a cozy atmosphere for family gatherings and entertaining guests. The heart of this home is undoubtedly the large U-shaped kitchen, a chef's delight with abundant counter space and storage. Stranville Living's unique kitchen selections, including the Fisher and Paykel hidden fridge, Blomberg dishwasher, built-in oven, microwave, and sleek induction cooktop, elevate both style and functionality. The woodgrain lower cabinetry paired with the white uppers draws the eye upward, enhancing the already impressive tall ceilings. Venture to the second level, where functionality meets luxury. A full-size laundry room adds convenience, while a spacious



bonus room beckons to be transformed into a theater room or kids' play area. Three large bedrooms grace this level, two of which boast walk-in closets for added storage and organization. The primary bedroom is a true retreat, featuring a gorgeous ensuite that includes dual vanities, a standalone soaker tub, a walk-in shower, a private water closet, and a walk-in closet so spacious it could double as a boutique. While the basement remains undeveloped, it presents a blank canvas for you to imprint your personal touch. Customize this space to suit your lifestyle, whether it be an additional living area, a home gym, or a playroom for the little ones. Country Meadows beckons with its promise of a thriving community and easy access to amenities. Don't miss the chance to make this Kinley model home your own—a sanctuary of comfort and style in the heart of Lethbridge's flourishing landscape.

Built in 2023

Essential Information

MLS® #	A2097846
Price	\$639,900
Sold Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,030
Acres	0.13
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	45 Goldenrod Place W
Subdivision	Country Meadows Estates
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5W9

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Double Vanity, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Induction Cooktop, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 14th, 2023
Date Sold	February 1st, 2024
Days on Market	44
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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