

\$734,900 - 118 Goldenrod Road W, Lethbridge

MLS® #A2197902

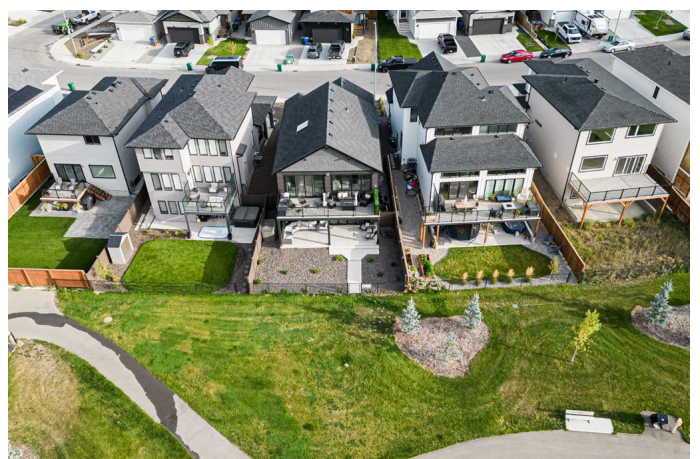
\$734,900

3 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.11 Acres

Country Meadows Estates, Lethbridge, Alberta

Welcome to your dream home situated on a beautiful SOUTH FACING LAKEFRONT lot in COUNTRY MEADOWS! This CUSTOM home was designed for empty nesters, retirees, professional or a family with older children offering your own space by solely housing your primary suite on the main floor with second and third bedrooms in the walkout basement (yes please)! This MODERN, OPEN-CONCEPT home is flooded with NATURAL LIGHT from the grand patio doors and abundant use of windows throughout. Upstairs offers the perfect blend of luxury and function starting with the chic, modern kitchen finished with quartz countertops, custom cabinet inserts, under cabinet lighting, high-end appliances (including induction cooktop and double wall oven with air fry and wifi capabilities!), plus built-in dining area adjacent to your stone faced fireplace with built-in cabinetry- all OVERLOOKING THE LAKE! Of course, your main floor also houses a stylish 2pc guest bath, your primary oasis with 5 pc ensuite and it's own laundry. While downstairs offers 2 bedrooms, 4pc bathroom, cozy fireplace, SECOND LAUNDRY and WALKOUT with wall to wall windows- there's that LAKE VIEW again! This basement set up works wonderfully for entertaining, hosting short or long term guests (teenagers and in-laws included) as well as the potential to rent it out and put some extra money in your pocket! Unwind by taking in THE VIEW, taking a STROLL AROUND THE LAKE, by cuddling



up by the FIREPLACE (up or down) or fill that social calendar by hosting your guests to a summer bbq on your SPRAWLING upper OR covered lower DECK! This home offers ZERO MAINTENANCE landscaping with the beautiful, TRANQUIL PARK/POND backdrop giving you the best of both worlds- without the yard work! The HEATED GARAGE ensures your vehicles are always warm, dry and ready to go, plus extended driveway for additional parking. This home comes with TRIM LIGHTING in the FRONT & BACK- no more putting up or taking down Christmas lights! Now that's convenience! Speaking of, how opportune would it be to pick up the keys and move in? That's right- sellers are offering the option to buy this home FULLY FURNISHED! The EXTENSIVE LIST OF UPGRADES shows that no expense was spared when crafting this HIGH-END CUSTOM HOME. Some of the additional extras include: cabinet faced appliances, black window frames inside and out, hardwired mirrors with anti fog and lighting, vinyl plank flooring throughout (NO CARPET), quartz countertops, custom blinds, gated gravel side for dog run/storage, vinyl fencing, walk-in closets throughout, extra plug ins (for your stick vacuum!), 2 laundry spaces, all a testament to this homes thoughtful design! Ideally located close to a wide range of amenities and neighborhood playground this home is one to see!

Built in 2021

Essential Information

MLS® #	A2197902
Price	\$734,900
Sold Price	\$734,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,290
Acres	0.11
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	118 Goldenrod Road W
Subdivision	Country Meadows Estates
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5W8

Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Attached, Driveway, Heated Garage

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator, Double Oven, Induction Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Dog Run
Lot Description	Backs on to Park/Green Space, Landscaped, Low Maintenance

	Landscape, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2025
Date Sold	March 13th, 2025
Days on Market	13
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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