

43 Country Meadows Boulevard W
Lethbridge, Alberta
MLS # A2260110

\$599,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Range Hood, Wall Microwave, Washer, Dryer, Window Coverings, Central Air Conditioning, Garage Opener and Remote, All inclusions in as-is condition (fridge ice maker does not work).

Fully finished home geared for an active family! Located in the charming community of Country Meadows, this towering 2-story provides the space and design for proper family functioning. Sporting 4 bedrooms, 4 bathrooms, main-floor laundry, and lots of square footage (2,897 sq.ft. m/l developed). After a busy day of running around and shuttling kids you can pull into the garage, step into your home and drop the shoes, gear, coats, and groceries in the entrance/laundry/walk through pantry and take a load off. Relax in the very open kitchen/great room with 9 foot ceilings where the day's events can be hashed over. Between the spacious 2nd level, and professionally developed lower level there are 2 family rooms where everyone can retreat to their own space. Other notables include quartz countertops, water line to fridge, direct vent range hood, built in tech desk on main level, big bedrooms, loads of windows, and an ensuite bath boasting dual sinks, a soaker tub AND separate double shower with corner seat. A back lane gives you access to the back yard and potential additional parking. While the attached garage is drywalled, roughed in for a heater, and allows for tremendous potential vertical storage space. You'll agree that there is some real value here when compared to the price of a brand new model!