

**127 Goldenrod Road W  
 Lethbridge, Alberta**

**MLS # A2258032**



**\$718,800**

|                  |                                                                       |               |                  |
|------------------|-----------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Country Meadows Estates                                               |               |                  |
| <b>Type:</b>     | Residential/House                                                     |               |                  |
| <b>Style:</b>    | 2 Storey                                                              |               |                  |
| <b>Size:</b>     | 1,916 sq.ft.                                                          | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 4                                                                     | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                                                |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                                             |               |                  |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Rectangular Lot, Underground Sprinklers, Views |               |                  |

|                    |                       |                   |      |
|--------------------|-----------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Other, Vinyl Siding   | <b>Zoning:</b>    | R-CL |
| <b>Foundation:</b> | Poured Concrete       | <b>Utilities:</b> | -    |

**Features:** Bookcases, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Smart Home, Walk-In Closet(s)

**Inclusions:** REFRIGERATORS (2), STOVE, DISHWASHER, WALL OVEN, MICROWAVE, STACKABLE WASHER/DRYER, WASHER DRYER COMBO (DOWNSTAIRS), AIR-CONDITIONER, UNDERGROUND SPRINKLER, ALL WINDOW COVERING/BLINDS(HUNTER DOUGLAS/BUDGET BLINDS), RETRACTABLE SCREEN DOOR, 4 SECURITY CAMERAS (INCLUDING DOOR BELL CAM), PERGOLA WITH SOLAR LIGHTS, BBQ SHED, 6800 WATTS SOLAR PANEL & SYSTEM BY ZENO, LED SOLAR LIGHTING AROUND FENCING, ALL TV MOUNTS, SHELVEING IN OFFICE/GARAGE/COFFEE BAR/BATHROOMS, HUMIDIFIER, SMART HOME LIGHTING AND THERMOSTAT, PERMANENT LIGHTING ON EXTERIOR

Welcome to this exceptional 2022 build "The Addison" by Stranville Living Master Builder. Like new and loaded with premium upgrades, this residence offers a rare blend of modern innovation and timeless comfort. Situated on a quiet cul-de-sac with no through traffic, the property is surrounded by scenic walking paths and a tranquil pond&mdash;an idyllic setting for those seeking serenity and style. Inside, the home showcases a full suite of high-end features including a powerful 6800-watt solar panel system, central air-conditioning, smart home lighting and thermostat controls, and permanent exterior LED lighting that adds charm year-round. From the first steps inside you'll appreciate the high ceilings, large bright windows and elegant chandelier and finishes! Enjoy the convenience of your spacious pantry and mud room directly off of the garage. 3 full sized bedrooms on the upper level, including the primary bedroom with ensuite plus the 5 piece bathroom with stackable laundry! Don't forget the perfectly sized family room with the beautiful open staircase and even views of the pond from a far! The basement is a standout, professionally soundproofed and thoughtfully designed with a spacious living area, bedroom, wet bar, full bathroom, and it's own laundry&mdash;perfect for guests, extended family, or potential for extra revenue. Step outside to a beautifully landscaped backyard complete with a pergola and an insulated BBQ shed. There's ample space for an above-ground pool or any outdoor vision you desire, while still preserving lush green space for relaxation or play. Why wait for new construction when this home has it all? Elegance, efficiency, and every upgrade imaginable. This is more than a home; it's a lifestyle. Schedule your private showing today. This one is truly a MUST-SEE!