$629,900 - 749 Violet Place W, Lethbridge

MLS® #A2182207

$629,900

3 Bedroom, 3.00 Bathroom, 2,009 sqft
Residential on 0.10 Acres

Country Meadows Estates, Lethbridge, Alberta

Welcome to the "Brechin" model by Stranville Living Master Builder, located in the desirable west Lethbridge community of Country Meadows. Tucked on the northern edge of West Lethbridge, Country Meadows boasts a tag line of "10 Minutes To Anywhere", which is pretty accurate considering it's convenient access to Metis Trail, University Drive, and the Crowsnest Trail. Directly to the south of Country Meadows, you'll find a K-5 public school scheduled to open in the fall of 2025, and continuing south, the Cavendish Farms Centre with two ice arenas and the Lethbridge Curling Club. Connected to the Cavendish Farms Centre is the Cor Van Raay YMCA with it's state of the art Aquatic Center, Fitness Center, and even a Licensed Child Care Center. This WALKOUT basement home sits on a 136' deep lot with a rear alley, meaning you can still have a good sized yard and add either a parking pad or detached garage if you wish. Backing to the east also means that the west wind is merely a whisper (Lethbridge version of whisper) in the backyard! At over 2,000 square feet of developed area, this 3 bedroom, 2.5 bath home is terrifically finished in selections made by the builder's skilled interior design team. The main floor includes a beautifully appointed kitchen with vertical-grained Adora Cabinets, fully tiled backsplash, and quartz countertops for both the base cabinets and the massive square island with a 90 degree extended eating bar. Stranville Living's top tier appliance package

includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. The upper floor contains over 1,000 square feet of developed area, including 3 bedrooms, 2 bathrooms, a 120 square foot media room, and laundry with storage. The primary bedroom overlooks the rear yard and is connected to a great ensuite bathroom with dual vanities, private water closet, soaker tub, and tiled shower. High efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. If you have not visited Violet Place in Country Meadows, you should really should make an effort to swing through to not only see the builder show homes and the several walkout basement homes built here, but to see what the community of Country Meadows has to offer. You'll be happy you finally did.

Built in 2024

Essential Information

MLS® #	A2182207
Price	$629,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,009
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	749 Violet Place W
Subdivision	Country Meadows Estates
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5V1

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Oven-Built-In, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Street Lighting, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 4th, 2024
Days on Market	248
Zoning	R-CL

Listing Details

Listing Office REAL BROKER

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