



**GRASSROOTS**  
REALTY GROUP

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**304 Grassland Boulevard W  
Lethbridge, Alberta**

**MLS # A2337233**



**\$569,900**

|                  |                                                                     |               |                  |
|------------------|---------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Country Meadows Estates                                             |               |                  |
| <b>Type:</b>     | Residential/House                                                   |               |                  |
| <b>Style:</b>    | 2 Storey                                                            |               |                  |
| <b>Size:</b>     | 1,766 sq.ft.                                                        | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 3                                                                   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Detached                                |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                                           |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting |               |                  |

|                    |                        |                   |     |
|--------------------|------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding           | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks            |                   |     |

**Inclusions:** N/A

Welcome to 304 Grassland Blvd W. This stunning, family-oriented two-storey home truly stands out from the moment you arrive. As you step inside, you're welcomed by a spacious and thoughtfully designed main floor that seamlessly connects the living room, dining area, kitchen, patio deck access, half bathroom, and generously sized boot room. The patio features an amazing view of the Joe Meszaros Pond, a 1km trail pond with an awesome playground. The heart of the home is the impressive kitchen, featuring a luxury oversized double Fisher & Paykel refrigerator/freezer, gas cooktop, built-in oven and microwave, and an expansive quartz countertop that provides plenty of space for cooking, entertaining, and everyday family life. This is a kitchen you won't want to miss! Upstairs, functionality and thoughtful design continue to shine. Two generously sized bedrooms and a full bathroom are conveniently located down one hallway. Along the main hallway, you'll find the laundry area conveniently tucked away into the hallway itself, which flows into the bonus room and leads directly to the spacious primary suite. The primary bedroom offers a beautiful ensuite complete with dual sinks, a luxurious shower, and a walk-in closet. The unfinished basement provides endless possibilities to create additional living space tailored to your needs. Whether you envision adding two bedrooms and a bathroom, or creating a single bedroom with a spacious entertainment area, the choice is yours! Outside, the large backyard offers plenty of space for children, pets, entertaining, and future landscaping projects, including the potential addition of a backyard patio. (don't forget about the underground sprinklers throughout the property!) The double attached garage is only a couple of years old, providing excellent functionality and peace of mind. With its spacious layout,

thoughtful design, high-end finishes, and incredible potential, 304 Grassland Blvd W is a home that truly needs to be seen to be appreciated.