$499,900 - 710 Violet Place W, Lethbridge

MLS® #A2207372

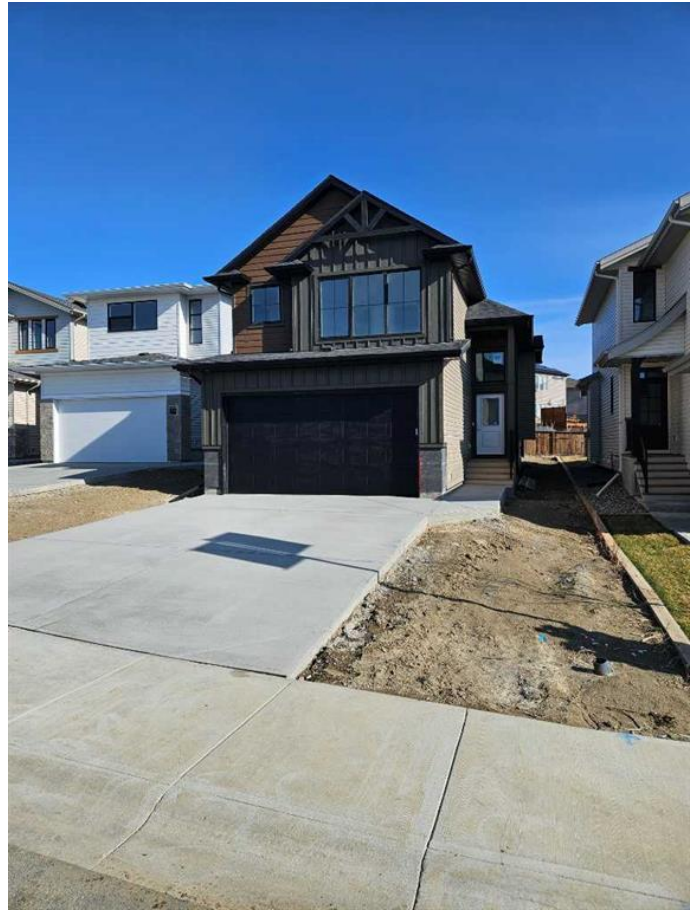## $499,900

3 Bedroom, 2.00 Bathroom, 1,316 sqft
Residential on 0.10 Acres

Country Meadows Estates, Lethbridge, Alberta

Bi-level alert!! Welcome to the "Glenbarrâ€• 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 bi-level model greets you with a fantastic foyer up to your main living area with a beautiful kitchen, dining room, and living area. The main floor includes a beautifully appointed kitchen with "Supermat" cabinets by Adora, fully tiled backsplash with matte black accents, and quartz countertops for both the base cabinets and island. 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. A triple-wide sliding patio door off the dining room exits onto your future deck and into your backyard that includes partial fencing. The kitchen, dining,

and living rooms on the main floor include vaulted ceilings that provide an openness that flat ceilings simply can't offer. The main floor is finished by two additional bedrooms, a 3-piece bathroom, and a staircase leading to your secluded primary suite, located adjacent to the laundry closet. The large primary bedroom includes a walk-in closet and a 4-piece ensuite that boasts a walk-in shower with tiled walls, a sliding glass door, and a double sink vanity. High efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Photos contain virtual staging.

Built in 2025

Essential Information

MLS® #	A2207372
Price	$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,316
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	710 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, Front Drive, Garage Door Opener
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Electric Water Heater, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Induction Cooktop, Microwave, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	42
Zoning	R-CL

Listing Details

Listing Office	REAL BROKER