



GRASSROOTS
REALTY GROUP

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403 Meadow Lark Drive
Rural Lethbridge County, Alberta

MLS # A2225401



\$1,950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,124 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	1.39 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind, Private		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Other
Floors:	Carpet, Concrete	Sewer:	Septic Field
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Metal Siding , Stone, Wood Frame	Zoning:	Acreage with Residence
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Steam Room, Sump Pump(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	See Schedule 'A' in Supplements, Hot tub Hot Springs 8 Person, Log loop		

This property is as close to *Selling Sunset* as you'll find in Southern Alberta! This sprawling modern bungalow will capture your attention with the breathtaking view of the coulee in the distance. Stepping through the impressive wood pivot door, you know you're in for a treat. The main floor features 14-foot ceilings, complemented by floor-to-ceiling triple-pane commercial glass windows that will leave you speechless! The open-concept layout seamlessly combines the dining, living, and kitchen areas, with polished concrete floors being warmed by light wood cabinetry. The sleek white, quartz countertops, showcase your kitchen and island area, with windows that create a delightful connection between your indoor and outdoor spaces. The impressive appliance package, featuring a gas cooktop, a cabinet-paneled oversized fridge, a built-in microwave and oven, and a wine fridge. A coffee lover's dream, a built-in Miele espresso machine rivals even the best caf  s. A cleverly hidden pantry door adds an extra touch of seamlessness! The living room is anchored by an oversized wood-burning fireplace, transom windows fill the space with natural light. There is an office with stylish floating shelves sits off of the Living room. The primary suite, features floor-to-ceiling windows that wrap the corner, providing spectacular morning & sunset views right from your bed. The walk-around closet is a shopper's dream, while the bright and airy ensuite features double vanities and a luxurious steam shower. Off the kitchen lies a spacious laundry/all-purpose room perfect for sewing or supervising homework while you prepare dinner. In the east wing, you'll find three spare bedrooms. One has its own ensuite bathroom, while the other two share a Jack and Jill bathroom with a beautifully tiled shower, double vanities, and a skylight that invites natural light.

Continuing down the hallway, another floor-to-ceiling glass panel reveals your very own gymnasium, measuring an impressive 32 x 40 feet with 20-foot ceilings, complete with built-in basketball hoops, pickleball court & 3 wide closet for organizing all your sports gear. Floating wood stairs with striking black railings lead you to the basement living room, perfect for movie nights, and entertaining with your side bar. With large windows typical of a walkout basement, this space feels open and bright, completed by a half bath. Outside the gym exit, is a newly installed large sunken patio that blends with the home's aesthetic. Complete with double gas fireplaces, a pergola, and oversized hot tub. The main patio off the kitchen features a covered deck, built-in speakers, a gas fire pit, and views that are unmatched in all of Southern Alberta. Equipped with cutting-edge technology, most lights, blinds, heating, cooling, and music can be controlled via a control panel or your phone—an upgrade valued at \$100,000! The home also offers both forced air and indulgent in-floor heating. Call your REALTOR® for a private viewing today!