



**GRASSROOTS**  
REALTY GROUP

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**406 Meadow Lark Drive**  
**Rural Lethbridge County, Alberta**

**MLS # A2257226**



**\$975,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,948 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, No Neighbours Behind, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-A
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage		

**Inclusions:** Fridge, stove, hood fan, dishwasher, microwave, wine fridge, washer, dryer, central air conditioner, water softener, blinds, shed, hot tub, U/G sprinklers, central vacuum,

A stunning home in Mountain Meadows - a pristine community just west of Lethbridge that offers unobstructed coulee and mountain views, 1 acre lot size and peaceful country living. This 5 bed, 3.5 bath 2 storey boasts soaring ceilings, a walk-up to grade basement and plentiful parking! Stepping inside the grand entrance, there's an office/flex space, a huge living room with tons of natural light and a gas fireplace, granite adorned kitchen, powder room and walk-through mudroom. The primary suite enjoys a 4 piece ensuite with soaker tub and a massive walk-in closet! Heading upstairs there are 2 additional bedrooms that share a 4 piece bathroom. The basement has 9' ceilings, a bright family room with direct access to the covered patio, 2 more bedrooms, laundry room with sink, 3 piece bathroom and storage space! There's a ton of deck space, a gazebo protected by wind screen, fenced yard and more!