



338 Deer Run Place W
Rural Lethbridge County, Alberta

MLS # A2301852



\$900,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,797 sq.ft.	Age:	2000 (26 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Underground Sprink		

Heating:	Forced Air	Water:	Co-operative, Shared Well
Floors:	Laminate, Linoleum, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Storage		

Inclusions: Fridge, microwave, dishwasher, gas range, washer, dryer, Starlink satellite internet dish and hardware, fridge in sunroom, ride on mower with bagger(as/is), central air conditioner, u/g sprinklers

Here's a stunning and spacious home in Mountain Meadows; situated on 1 acre that backs green space and the coulees! This 2 storey boasts nearly 2,800 sq/ft of living space above grade alone with an additional 1,080 sq/ft of living space in the basement. There's a oversized 35'11" x 21'6" attached garage along with a tremendous amount of parking on the driveway and a cozy east-facing front veranda, along with timeless exterior architectural lighting. Stepping inside, there's an office/flex space just off of the entryway, an eat-in kitchen with granite counter tops and island for food prep. The living room is complete with a fireplace and the sun room in the back of the home acts as a multi-use space bracketed by the west-facing coulee views. There's a laundry room/mudroom off the garage complete with a sink and a powder bathroom rounds off the main floor. Heading upstairs, there are 4 bedrooms and 2 full bathrooms. The primary retreat boasts TWO walk-in closets and a 5 piece ensuite, including a jetted tub. The finished basement has 2 more bedrooms (both with walk-in closets), a 4 piece bathroom and well sized family room. The 1 acre lot is fenced and includes a fenced-in garden, additional planter boxes, a deck with natural gas line for BBQing and mature trees!