



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

MLS # A2304348



\$975,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,948 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.00 Acre		
Lot Feat:	Few Trees, Landscaped, No Neighbours Behind, Underground Sprinklers		

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

Inclusions: Fridge, stove, dishwasher, washer, dryer, microwave, central air conditioner, water softener, window coverings, wine fridge

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 recent upgrades including a newly renovated bathroom and new paint! There's 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!