



**84053 Range Road 21-1**  
**Rural Lethbridge County, Alberta**

**MLS # A2148699**



**\$1,250,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,720 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.58 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	25-8-21-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan		

**Inclusions:** 2x Fridges, stove, dishwasher, bar fridge, window coverings, microwave, 2x basement bed frames, salt water hot tub with spa boy, washer and dryer

Experience the perfect blend of acreage living with town amenities on Howe Rd! This exceptional property offers the serenity of country life just moments away from all the conveniences of South Lethbridge. Situated on 5.58 acres with easy access to highways, golf courses, the college, and the airport, it boasts a prime location fully paved to the driveway. The main residence is a spacious 1721 sq ft open-concept bungalow featuring 5 bedrooms and 3.5 baths, complete with a heated attached garage. City water services the property, which also includes an impressive outbuilding. This secondary structure houses a legal suite above a heated garage, equipped with an oversized hot water tank and blinds, ideal for potential home business use. For equestrian enthusiasts, there's a well-appointed horse shelter/stable, tack room, and hay storage, all within a fully fenced perimeter secured by high-end steel game fencing. Water rights include a shared dugout with your own pump house and Heated Automatic Stock water system, ensuring practicality and efficiency. Inside the bungalow, standout features include a striking 2-sided rock fireplace soaring to the ceiling, defining the living and dining areas which include a bar area. The master bedroom offers an ensuite, walk-in closet, and access to an expansive deck featuring a saltwater hot tub. The home is adorned with Hunter Douglas blinds throughout, adding a touch of elegance and functionality. Downstairs, discover a spacious living area, additional bedrooms, and an office, all benefiting from in-floor basement heating and recent updates to the furnace and tankless hot water system. Exterior maintenance is minimal with shingles replaced in 2013 and a durable stucco finish. With its array of amenities, location, and meticulous upkeep, this property embodies exceptional value and is an unparalleled opportunity to embrace

luxurious country living with urban convenience.