



214 Falcon Ridge Way
Rural Lethbridge County, Alberta

MLS # A2177398



\$835,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,527 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Paved		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Other
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Sump Pump(s)		

Inclusions: fridge, gas stove, hood fan, dishwasher, shed, greenhouse, wooden garage shelves

Stunning Mountain Meadows property for sale on 1 acre lot. Only 5 minutes from West Lethbridge, this 1526 square foot 1.5 storey home is a must see! Main floor features 3 bedrooms, 2 full baths, including a master suite with walk-in closet and 4 piece ensuite, large living room, and wonderful kitchen with oak cabinets, stainless steel appliances, new gas stove and eating area that leads to the back deck. Basement has been newly renovated and boasts a huge family room/rec room with gas fireplace, 4th bedroom, beautiful 3 piece bath with large walk-in shower, and laundry facilities. You and your family will love the 1 acre lot, fully fenced and landscaped with 12 zone sprinkler system, shed, green house, fire pit, and plenty of room for a garden for the green thumb in the family. Many upgrades over the last few years include; hot water on demand 2019, basement windows 2020, high efficiency furnace/central air/humidifier with ionizer 2020, septic tank 2020, all exterior fiber glass doors 2022, 2 new garage doors and lifters 2023, and gas stove 2023.