



**108 Mountain Meadows Road W  
Rural Lethbridge County, Alberta**

**MLS # A2190659**



**\$825,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	2,356 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Double Garage Detached, Drive		
<b>Lot Size:</b>	1.41 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Gazebo, Front Yard, Lawn, Garde		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Stucco	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Storage, Sump Pump(s)

**Inclusions:** Fridge, stove, dishwasher, microwave, blinds, garage door opener x 4 and remotes, cedar planters, raised flower beds, sprinkler system, satellite dish and receivers, outdoor fire stove, bird feeder and bird house, manual retractable awning over deck and 22' extension ladder, solar panels/controls, enclosed gazebo/shed structure, gas BBQ

Welcome to 108 Mountain Meadows Road, a truly magical property where nature and comfort meet in perfect harmony. This rare "in-town" acreage offers sweeping, unobstructed views of the majestic Rocky Mountains and the serene Porky Hills—some of the best you'll find, with each sunrise and sunset painting a new masterpiece across the sky. The 4-level split design offers over 2600 sqft of fully finished, updated living space, blending both modern luxury and comforting charm. With 4 spacious bedrooms, there's room for everyone to find their own peaceful retreat. The basement level is a bonus space, with the potential to be utilized as a large bedroom or remain a versatile, open space perfect for a gym, playroom, or creative storage solutions. But the best part? The basement is a walk-out, with a view that you can enjoy while sipping your morning coffee or winding down after a busy day. Upstairs, the top balcony off the kitchen offers another jaw-dropping view—truly one of the best spots in the house to sit back, relax, and take in the surroundings. Whether you're entertaining guests or enjoying a quiet moment, the stunning mountain backdrop makes every moment feel like a special occasion. Picture yourself hosting a birthday celebration, reading your favorite book, or simply soaking in the beauty of your 1.41-acre yard. It's nothing short of dreamy. The heart of this home is its expansive, open-concept kitchen and dining area, perfect for gathering and creating memories. The living room, bathed in natural light, offers a welcoming and comfortable space to unwind. Some of the very notable updates are; new fridge & dishwasher, new flooring throughout, the new detached 24x24 9ft door Garage/Shop, plumbing upgraded, new asphalt driveway, \$30,000 solar panels, concrete patio & the kitchen pantry pull outs! Just to name a few! This is

not just a home&mdash;it's an experience. The rare combination of space, privacy, and breathtaking views makes 108 Mountain Meadows Road a truly extraordinary find. Book a showing ASAP with your agent to view in person&mdash;we promise, it&rsquo;s worth the 5-minute drive from town! Welcome to your dream home.