

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

**MLS # A2257226**



**\$950,000**

|                  |                                                                     |               |                   |
|------------------|---------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                   |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                                    |               |                   |
| <b>Size:</b>     | 1,948 sq.ft.                                                        | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 5                                                                   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                              |               |                   |
| <b>Lot Size:</b> | 1.00 Acre                                                           |               |                   |
| <b>Lot Feat:</b> | Few Trees, Landscaped, No Neighbours Behind, Underground Sprinklers |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** ICF Block

**Features:** Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage

**Water:** Private

**Sewer:** Septic Tank

**Condo Fee:** -

**LLD:** -

**Zoning:** R-A

**Utilities:** -

**Inclusions:** Fridge, stove, hood fan, dishwasher, microwave, wine fridge, washer, dryer, central air conditioner, water softener, blinds, shed, hot tub, U/G sprinklers, central vacuum,

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 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!