



**402 Meadow Lark Drive W
Rural Lethbridge County, Alberta**

MLS # A2300440



\$1,850,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,371 sq.ft.	Age:	2011 (15 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Quad or More Detached, See Remarks,		
Lot Size:	1.00 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, No Back Lane, No N		

Heating:	In Floor	Water:	See Remarks
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco	Zoning:	GCR
Foundation:	ICF Block	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Smart Home, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Log cabin, play center, Control 4 Smart home equipment (TVs, sound system, lights) Security system (cameras, motion sensors inside and out, sump pump alarm, door bell camera, keyless entry) 2 Mounted TVs, Pool Table and accessories, Shop Theatre system, Outdoor basketball system. Roughed in central Vac.

Experience exceptional craftsmanship, space, and comfort in this stunning custom-built estate on a beautifully landscaped 1-acre parcel in desirable Mountain Meadows. Custom designed by California Homes Ltd., this remarkable residence was built with a high degree of workmanship, premium materials, and attention to detail throughout. From the moment you arrive, the expansive concrete driveway, striking stone exterior, and impressive detached shop set the tone for this one-of-a-kind property. Engineered soil bearing tests were completed prior to excavation, and the home was constructed with extra footings for lasting strength and peace of mind. Inside, you’ll be welcomed by soaring ceilings, rich finishes, and timeless materials including Peruvian travertine tile floors and walls tiles , Rift & Quarter-sawn white oak hardwood flooring, and extraordinary Honduran mahogany cabinetry, woodwork, and doors. The custom mahogany interior finish was completed on site over the course of a year by a Master Craftsman , creating a level of warmth and detail rarely found in today’s homes. The chef-inspired kitchen is the heart of the home, featuring an induction cooktop, dual wall ovens, oversized island, granite countertops, custom cabinetry, and exceptional workspace. Spacious living areas include two gorgeous real-stone fireplaces, elegant entertaining spaces, and a bright 4-season sunroom perfect for year-round enjoyment. Retreat to beautifully appointed bedrooms, luxurious bathrooms, and a fully developed lower level complete with games and recreation space. Built-in benches, custom storage, and thoughtful design details can be found throughout. • In-floor radiant heat in basement, most of main floor, attached garage, and detached shop • High-efficiency furnace (2023) • Wall-mounted water heater (2024) • Smart Home

Control4 system • 1,860 sq. ft. detached shop with in-floor heat, full bathroom, laundry, and theatre setup potential • Professionally designed landscaping with underground sprinklers A truly outstanding property where luxury meets practicality—homes like this rarely come available.