



**338 Deer Run Place W**  
**Rural Lethbridge County, Alberta**

**MLS # A2301852**



**\$900,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,797 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Underground Sprink		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative, Shared Well
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Storage		

**Inclusions:** Fridge, microwave, dishwasher, gas range, washer, dryer, Starlink satellite internet dish and hardware, fridge in sunroom, ride on mower with bagger(as/is), central air conditioner, u/g sprinklers

Here's a stunning and spacious home in Mountain Meadows; situated on 1 acre that backs green space and the coulees! This 2 storey boasts nearly 2,800 sq/ft of living space above grade alone with an additional 1,080 sq/ft of living space in the basement. There's a oversized 35'11" x 21'6" attached garage along with a tremendous amount of parking on the driveway and a cozy east-facing front veranda, along with timeless exterior architectural lighting. Stepping inside, there's an office/flex space just off of the entryway, an eat-in kitchen with granite counter tops and island for food prep. The living room is complete with a fireplace and the sun room in the back of the home acts as a multi-use space bracketed by the west-facing coulee views. There's a laundry room/mudroom off the garage complete with a sink and a powder bathroom rounds off the main floor. Heading upstairs, there are 4 bedrooms and 2 full bathrooms. The primary retreat boasts TWO walk-in closets and a 5 piece ensuite, including a jetted tub. The finished basement has 2 more bedrooms (both with walk-in closets), a 4 piece bathroom and well sized family room. The 1 acre lot is fenced and includes a fenced-in garden, additional planter boxes, a deck with natural gas line for BBQing and mature trees!