



**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! With the proximity of this home to the coulees you can be rest assured that structurally this home is solid. An engineers report will be provided showing that this home is structurally safe and sound.