



GRASSROOTS
REALTY GROUP

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211 Moon River Drive
Moon River Estates, Alberta

MLS # A2312425



\$925,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,984 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	1.21 Acres		
Lot Feat:	Back Yard, Landscaped, Many Trees		

Heating: Hot Water

Floors: Carpet, Hardwood, Laminate, Tile

Roof: Metal

Basement: Full

Exterior: Wood Frame

Foundation: ICF Block

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: MRE

Utilities: -

Inclusions: N/A

Extraordinary opportunity to experience thoughtful country living just west of Lethbridge in the welcoming community of Moon River Estates. Designed with creativity, comfort, and efficiency in mind, this stunning 12-year-old bungalow blends soaring architectural spaces with practical family living. Step inside and be immediately captivated by the dramatic 12-foot ceilings in the living room, expansive windows, and bright open-concept design that fills the home with natural light. Every detail has been carefully considered to create a home that feels both inspiring and comfortable. The beautifully connected kitchen, dining, and living areas are ideal for entertaining, family gatherings, or simply enjoying the peaceful prairie views, while energy-efficient features throughout help keep the home both environmentally conscious and economical to operate. Built with family living as the priority, this home offers exceptional flexibility both now and for the future. It currently features two spacious rooms above grade, including the primary suite and a library/home office, along with two additional rooms in the fully developed basement, including a guest room and a private art studio. The expansive games room was intentionally designed so it could be easily divided to create up to two additional bedrooms if desired, allowing the home to adapt to changing family needs. A generously sized septic field was also installed to comfortably accommodate the water demands of a larger household. Creative and multi-generational living opportunities continue with the self-contained studio suite above the garage, providing excellent flexibility for guests, extended family, independent living, or additional workspace. Outside, the lifestyle continues with a workshop, greenhouse, and beautifully sized acreage offering room to breathe while still being part of a welcoming rural community.

Mature surroundings, open skies, and peaceful country living combine with the convenience of being just minutes from Lethbridge. A truly unique property where architecture, functionality, flexibility, creativity, and country living come together beautifully.