



GRASSROOTS
REALTY GROUP

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219 Falcon Ridge Way W
Rural Lethbridge County, Alberta

MLS # A2329418



\$849,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,288 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Asphalt, Double Garage Attached, Driveway		
Lot Size:	1.07 Acres		
Lot Feat:	Cul-De-Sac, Landscaped, No Neighbours Behind, Treed		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	GCR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: second fridge in garage, 2 sets of shelving in garage, 2 cabinets in mudroom, third fridge in mudroom

Welcome to 219 Falcon Ridge Way in the desirable Mountain Meadows subdivision—where peaceful country living meets the convenience of being just minutes from Lethbridge. Situated on 1.07 beautifully landscaped acres, this exceptional bungalow offers space, comfort, and an easy, relaxed lifestyle. Step inside through the generous front entry and you'll immediately appreciate the warmth of the rich Brazilian hardwood flooring that flows throughout the main level. The inviting living room is highlighted by a cozy gas fireplace & lots of daylight creating the perfect gathering place for family and friends. Designed for both everyday living and entertaining, the home features a formal dining room along with a bright kitchen eating nook overlooking the yard. The spacious kitchen offers an abundance of cabinetry, a pantry, and a unique corner sink framed by two windows, allowing you to enjoy the views while preparing meals. One of the home's favourite features is the enclosed three-season sunroom—a wonderful place to enjoy your morning coffee, unwind in the evening, or simply take in the stunning prairie views and spectacular sunsets. The primary suite is a true retreat, complete with a walk-in closet and a beautifully appointed ensuite featuring a separate shower, relaxing jetted soaker tub, and more incredible views. A second main-floor bedroom offers flexibility as a guest room, home office, or workout space. The completely renovated lower level has been thoughtfully finished from the ground up. Bright oversized windows fill the spacious family room with natural light, while a third bedroom and attractive bathroom with a walk-in shower provide comfortable accommodations for family or guests. You'll also appreciate the functional laundry room with built-in shelving and the convenient mudroom leading directly up to the oversized garage—perfect for

keeping coats, boots, sports equipment, an extra refrigerator, freezer, and everyday essentials neatly organized. Car enthusiasts, hobbyists, and anyone needing extra workspace will love the oversized double attached garage, which is fully finished, heated, and equipped with 220-volt wiring (x3). Extensive updates provide peace of mind, including 40-year shingles, furnace, hot water tank, central air conditioning, and a completely rebuilt lower level featuring a new concrete floor, weeping tile, sump pump, insulation, wiring, drywall, and new carpeting. Outside, there's plenty of room to enjoy country living at its finest. The expansive yard offers RV parking, abundant guest parking, garden plots, a covered deck, lower patio, fire pit area, and endless space for children and pets to play. Mature trees create privacy from neighbouring properties, while the walking path beside the home leads directly into the beautiful coulees for year-round outdoor enjoyment. Come experience the space, privacy, views & lifestyle that make this property truly special! * Season room is fully insulated, but not included in the RMS-258 sq ft