



GRASSROOTS
REALTY GROUP

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406 Meadow Lark Drive
Rural Lethbridge County, Alberta

MLS # A2329581



\$935,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,949 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.00 Acre		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind, Private, Treed, Underground Sprinkler		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: ICF Block

Features: Central Vacuum, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage

Water: Private

Sewer: Septic Tank

Condo Fee: -

LLD: -

Zoning: R-A

Utilities: -

Inclusions: Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove, Washer and Dryer, Water Softener "as is", All window coverings including curtains, rods, and blinds, Wine refrigerator, Ceiling fans, Central Vacuum/Attachments, Garage Door Motor, Shed, Hot tub "as is" (needs a new motor).

Wake up to wide-open prairie views and end each day watching spectacular sunsets over miles of surrounding farmers' fields. Nestled on the edge of the coulee, this beautifully renovated one-acre property offers the serenity of country living with the convenience of West Lethbridge just five minutes away. Lovingly updated over the past decade, this exceptional two-storey home combines timeless elegance with modern comfort. Soaring vaulted ceilings and expansive windows fill the home with natural light, while the inviting living room is anchored by a stunning gas fireplace with a marble tile surround. Just inside the front entrance, a cozy sitting nook provides the perfect place to unwind. The beautifully updated kitchen features black granite countertops, painted white cabinetry, a striking black hood fan, stainless steel appliances, a bar fridge, updated backsplash, pantry, and engineered hardwood flooring that extends throughout the main and second floors, complemented by new carpet. The renovated powder room showcases elegant wainscoting, rich blue cabinetry, and quartz countertops. The spacious main-floor primary suite is a private retreat featuring a walk-in closet, its own balcony with new composite decking, and a luxurious ensuite complete with a freestanding soaker tub, electric fireplace, custom glass shower, quartz countertops, and a private water closet. Upstairs, a spacious landing overlooking the main living area offers the perfect space for a piano or reading nook, while the maple and wrought-iron catwalk connects two generous bedrooms and a full bathroom, adding impressive architectural character. The fully finished walk-up basement features nine-foot ceilings, oversized windows, two spacious family rooms centered around a beautiful three-sided fireplace, two additional bedrooms, and a large laundry room with extensive cabinetry, a sink, and

a window providing plenty of natural light. Step outside to the sheltered walk-up patio—the perfect private setting for your hot tub. Outside, you’ll appreciate the mature landscaping, composite decking, underground sprinklers (rear only), a separate fenced garden area, and plenty of room to enjoy peaceful country living. The home is serviced with City of Lethbridge water and a septic tank and field, offering the convenience of city water while enjoying the benefits of acreage living. Extensive renovations over the years include roof replaced in the last few years, bathrooms, flooring, paint, siding, fencing, landscaping, concrete work, 4 year old furnace, and much more. If you’ve been searching for a beautifully updated acreage with breathtaking views, spectacular sunsets, paved access, and the perfect blend of luxury and tranquility just minutes from the city, this Mountain Meadows property is one you won’t want to miss.