

# **\$745,000 - 219 Falcon Ridge Way, Rural Lethbridge County**

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MLS® #A2194888

**\$745,000**

3 Bedroom, 2.00 Bathroom, 1,568 sqft  
Residential on 1.07 Acres

NONE, Rural Lethbridge County, Alberta

We're about to say the magic words - a bungalow, on an acreage, in Mountain Meadows! This elusive combination is the country retreat you've been looking for and with quick proximity to the city, minimal neighbors and stunning views of our coulee landscape this home is simply delightful. An elongated driveway welcomes you (meaning plentiful parking for when the family comes over!) with mature trees, large front yard and beautiful curb appeal. There's over 1,500 square feet on the main floor that features a cozy living room with gas fireplace, an enclosed sun room, designated dining area and a primary bedroom that provides unobstructed views of your 1.07 acres of land! The basement has plentiful storage space, and an additional bedroom as well as a spacious family room. The backyard is the highlight of this property - it's landscaped with trees for privacy, fenced, includes a shed, fire pit and direct access to a community walking path that circles the side and rear of your home! Oh and lets not forget about the oversized garage that includes 220 wiring . You can also access the basement through the garage. Only a few short steps from the coulees, this is the place to watch the sunsets for years to come!

Built in 1999



## Essential Information

MLS® #	A2194888
Price	\$745,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,568
Acres	1.07
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	219 Falcon Ridge Way
Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1J 5R8

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Sump Pump(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Central Air Conditioner, Garage Control(s), Range Hood, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 17th, 2025
Days on Market	145
Zoning	GCR

### **Listing Details**

Listing Office	Grassroots Realty Group
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