

**217 Falcon Ridge Way**  
**Rural Lethbridge County, Alberta**

**MLS # A2219297**



**\$925,000**

<b>Division:</b>	Rural Lethbridge County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	4,270 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Asphalt, Driveway, Heated Garage, Insulated, Off Street, F		
<b>Lot Size:</b>	1.03 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Neighbours Behind, See Remarks, U		

**Heating:** Fan Coil, Fireplace(s), Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Linoleum, Vinyl Plank

**Sewer:** Holding Tank, Mound Septic

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Up To Grade

**LLD:** 4-22-5-W5

**Exterior:** Concrete, ICFs (Insulated Concrete Forms), Stucco, Wood Frame

**Zoning:** GCR

**Foundation:** ICF Block

**Utilities:** Cable

**Features:** Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Primary bedroom Suite (including mattress), Large Bamboo Plant (bottom the the spiral stair case), Overhead Garage Door Openers and Remotes, Hard Water Softener, Washer/Dryer, Central Vac and Attachments, A/C, Window Coverings and Blinds, Shed - All inclusions are in as-is condition

Welcome to 217 Falcon Ridge Way—an exceptional country residential property located in Mountain Meadow. Situated on 1.03 acres, this spacious 1.5-storey home offers over 5,600 sq. ft. of total living space, coulee views, and close proximity to the city. Inside, you'll find 6 bedrooms, 3.5 bathrooms, with an attached, heated, triple garage. The massive kitchen is a dream for home chefs, featuring 19 cupboards, 19 drawers, a walk-in pantry, and direct access to a huge deck overlooking the scenic coulee—with a gas line ready for your BBQ. The main floor family room boasts vaulted ceilings and large windows allow in plenty of natural light. Additional main level features include a formal dining room, dedicated office, and a full laundry room with sink. Next follow the spiral staircase to the top floor is where you'll find the primary suite. A private and spacious retreat. Wake up to peaceful views and step out onto your Juliette balcony. The ensuite a jetted tub perfect for unwinding at the end of the day. A bonus room above the garage spanning the entire width of the garage—ideal for a playroom, home theatre, or studio. The main 5-piece bathroom is thoughtfully designed for busy households, featuring a separated vanity area with sink outside the main bath space—ideal for multitasking on busy mornings! The fully developed basement adds even more functional living space, featuring the 6th bedroom—ideal for guests or teens.. A 3-piece bathroom adds convenience, while a dedicated food storage room offers practical space for canning, bulk goods, or pantry overflow. The highlight is the huge recreation room, perfect for a home theatre, games area, or entertaining space. With a walk-up basement entrance, there's easy access to the outdoors. This home is built with durability and long-term value in mind. The basement is constructed with ICF

(Insulated Concrete Form) blocks, offering superior insulation, energy efficiency, and structural strength. In 2023, a new roof was installed with 50-year shingles, providing peace of mind for decades to come. This well-constructed home offers an incredible canvas for your vision. With generous square footage, a thoughtful layout, and solid bones, it's the perfect opportunity to renovate, refresh, and create the dream acreage you've always imagined! Book your showing with your REALTOR® today—acreage properties like this don't come along often!