Gerald Friesen REALTOR®
GRASSROOTS REALTY GROUP

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219 Falcon Ridge Way
Rural Lethbridge County, Alberta

MLS # A2194888

$745,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,568 sq.ft.	**Age:**	1999 (26 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Attached		
Lot Size:	1.07 Acres		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	**Water:**	Private
Floors:	Carpet, Hardwood, Laminate, Linoleum	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	GCR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Sump Pump(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, range hood, central air conditioner, garage door opener + remote

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!

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