

# \$1,950,000 - 403 Meadow Lark Drive, Rural Lethbridge County

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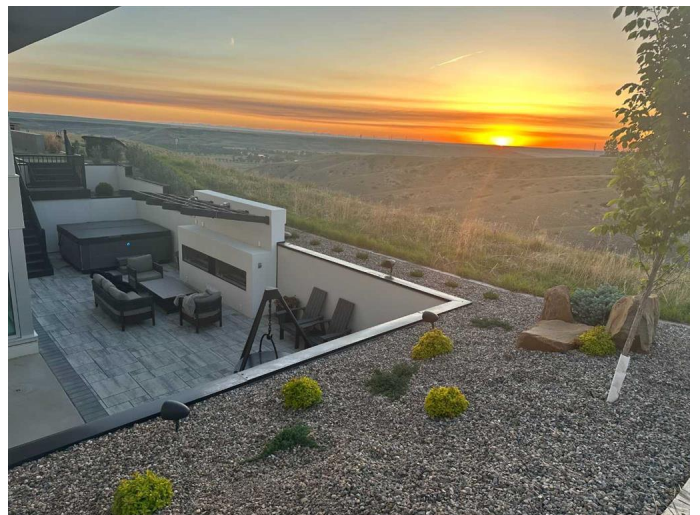
MLS® #A2225401

**\$1,950,000**

4 Bedroom, 5.00 Bathroom, 3,124 sqft  
Residential on 1.39 Acres

NONE, Rural Lethbridge County, Alberta

This property is as close to \*Selling Sunset\* as you'll find in Southern Alberta! This sprawling modern bungalow will capture your attention with the breathtaking view of the coulee in the distance. Stepping through the impressive wood pivot door, you know you're in for a treat. The main floor features 14-foot ceilings, complemented by floor-to-ceiling triple-pane commercial glass windows that will leave you speechless! The open-concept layout seamlessly combines the dining, living, and kitchen areas, with polished concrete floors being warmed by light wood cabinetry. The sleek white, quartz countertops, showcase your kitchen and island area, with windows that create a delightful connection between your indoor and outdoor spaces. The impressive appliance package, featuring a gas cooktop, a cabinet-paneled oversized fridge, a built-in microwave and oven, and a wine fridge. A coffee lover's dream, a built-in Miele espresso machine rivals even the best caf  s. A cleverly hidden pantry door adds an extra touch of seamlessness! The living room is anchored by an oversized wood-burning fireplace, transom windows fill the space with natural light. There is an office with stylish floating shelves sits off of the Living room. The primary suite, features floor-to-ceiling windows that wrap the corner, providing spectacular morning & sunset views right from your bed. The walk-around closet is a shopper's dream,



while the bright and airy ensuite features double vanities and a luxurious steam shower. Off the kitchen lies a spacious laundry/all-purpose room perfect for sewing or supervising homework while you prepare dinner. In the east wing, youâ€™ll find three spare bedrooms. One has its own ensuite bathroom, while the other two share a Jack and Jill bathroom with a beautifully tiled shower, double vanities, and a skylight that invites natural light. Continuing down the hallway, another floor-to-ceiling glass panel reveals your very own gymnasium, measuring an impressive 32 x 40 feet with 20-foot ceilings, complete with built-in basketball hoops, pickleball court & 3 wide closet for organizing all your sports gear. Floating wood stairs with striking black railings lead you to the basement living room, perfect for movie nights, and entertaining with your side bar. With large windows typical of a walkout basement, this space feels open and bright, completed by a half bath. Outside the gym exit, is a newly installed large sunken patio that blends with the homeâ€™s aesthetic. Complete with double gas fireplaces, a pergola, and oversized hot tub. The main patio off the kitchen features a covered deck, built-in speakers, a gas fire pit, and views that are unmatched in all of Southern Alberta. Equipped with cutting-edge technology, most lights, blinds, heating, cooling, and music can be controlled via a control panel or your phoneâ€”an upgrade valued at \$100,000! The home also offers both forced air and indulgent in-floor heating. Call your REALTOR® for a private viewing today!

Built in 2016

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2225401    |
| Price  | \$1,950,000 |

|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 4                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 3                                |
| Half Baths     | 2                                |
| Square Footage | 3,124                            |
| Acres          | 1.39                             |
| Year Built     | 2016                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 403 Meadow Lark Drive   |
| Subdivision | NONE                    |
| City        | Rural Lethbridge County |
| County      | Lethbridge County       |
| Province    | Alberta                 |
| Postal Code | T1J 5R8                 |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                       |
| Parking        | Heated Garage, Insulated, Concrete Driveway, Double Garage Attached, Garage Faces Front |
| # of Garages   | 2                                                                                       |

### Interior

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound, Bar, Central Vacuum, Double Vanity, Steam Room, Sump Pump(s), Wired for Data        |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Bar Fridge, Built-In Oven, Freezer, Humidifier, Microwave, Range Hood, Satellite TV Dish, Wine Refrigerator |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                   |
| Fireplaces        | Wood Burning, Wood Burning Stove                                                                                                                                                                                    |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                      |
| Lot Description   | Back Yard, Lawn, Cul-De-Sac, Front Yard, No Neighbours Behind, Private     |
| Roof              | Membrane                                                                   |
| Construction      | Concrete, Stone, Wood Frame, ICFs (Insulated Concrete Forms), Metal Siding |
| Foundation        | ICF Block                                                                  |

## Additional Information

|                |                        |
|----------------|------------------------|
| Date Listed    | May 30th, 2025         |
| Days on Market | 67                     |
| Zoning         | Acreage with Residence |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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