

# \$825,000 - 108 Mountain Meadows Road W, Rural Lethbridge County

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MLS® #A2190659

**\$825,000**

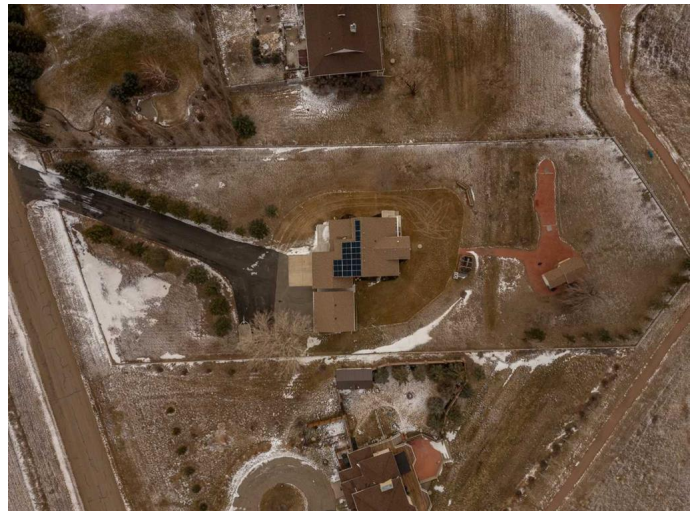
4 Bedroom, 3.00 Bathroom, 2,356 sqft  
Residential on 1.41 Acres

NONE, Rural Lethbridge County, Alberta

Welcome to 108 Mountain Meadows Road, a truly magical property where nature and comfort meet in perfect harmony. This rare "in-town" acreage offers sweeping, unobstructed views of the majestic Rocky Mountains and the serene Porky Hills—some of the best you'll find, with each sunrise and sunset painting a new masterpiece across the sky.

The 4-level split design offers over 2600 sqft of fully finished, updated living space, blending both modern luxury and comforting charm. With 4 spacious bedrooms, there's room for everyone to find their own peaceful retreat. The basement level is a bonus space, with the potential to be utilized as a large bedroom or remain a versatile, open space perfect for a gym, playroom, or creative storage solutions. But the best part? The basement is a walk-out, with a view that you can enjoy while sipping your morning coffee or winding down after a busy day.

Upstairs, the top balcony off the kitchen offers another jaw-dropping view—truly one of the best spots in the house to sit back, relax, and take in the surroundings. Whether you're entertaining guests or enjoying a quiet moment, the stunning mountain backdrop makes every moment feel like a special occasion. Picture yourself hosting a birthday celebration, reading your favorite book, or



simply soaking in the beauty of your 1.41-acre yard. It's nothing short of dreamy.

The heart of this home is its expansive, open-concept kitchen and dining area, perfect for gathering and creating memories. The living room, bathed in natural light, offers a welcoming and comfortable space to unwind.

Some of the very notable updates are; new fridge & dishwasher, new flooring throughout, the new detached 24x24 9ft door

Garage/Shop, plumbing upgraded, new asphalt driveway, \$30,000 solar panels, concrete patio & the kitchen pantry pull outs!

Just to name a few!

This is not just a home—it's an experience.

The rare combination of space, privacy, and breathtaking views makes 108 Mountain Meadows Road a truly extraordinary find. Book a showing ASAP with your agent to view in person—we promise, it's™ worth the 5-minute drive from town! Welcome to your dream home.

Built in 1994

### **Essential Information**

MLS® #	A2190659
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,356
Acres	1.41
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 4 Level Split
Status	Active

### **Community Information**

Address 108 Mountain Meadows Road W

Subdivision	NONE
City	Rural Lethbridge County
County	Lethbridge County
Province	Alberta
Postal Code	T1J 5R8

### **Amenities**

Parking Spaces	10
Parking	Additional Parking, Double Garage Attached, Double Garage Detached, Driveway, Garage Faces Front, Off Street, RV Access/Parking, Workshop in Garage, Front Drive, Garage Door Opener, Paved
# of Garages	4

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Stone Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Basement, Gas Starter, Oak
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

### **Exterior**

Exterior Features	Garden, Private Entrance, Private Yard, Storage, Awning(s), Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Gazebo, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Treed, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Mixed, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 28th, 2025
Days on Market	69
Zoning	RES

## Listing Details

Listing Office            Century 21 Foothills South Real Estate

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