

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

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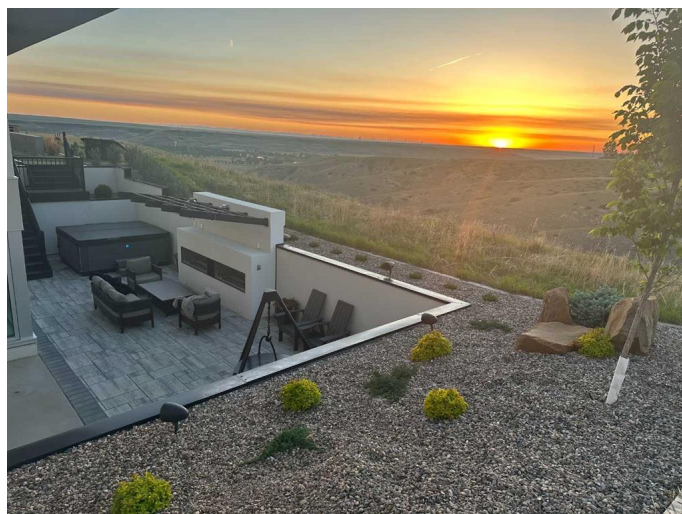
MLS® #A2225401

**\$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	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s), Steam Room, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wine Refrigerator, Satellite TV Dish
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, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind, Private
Roof	Membrane
Construction	Concrete, Metal Siding, Stone, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	May 30th, 2025
Days on Market	103
Zoning	Acreage with Residence

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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