

\$1,005,000 - 217 Falcon Ridge Way, Rural Lethbridge County

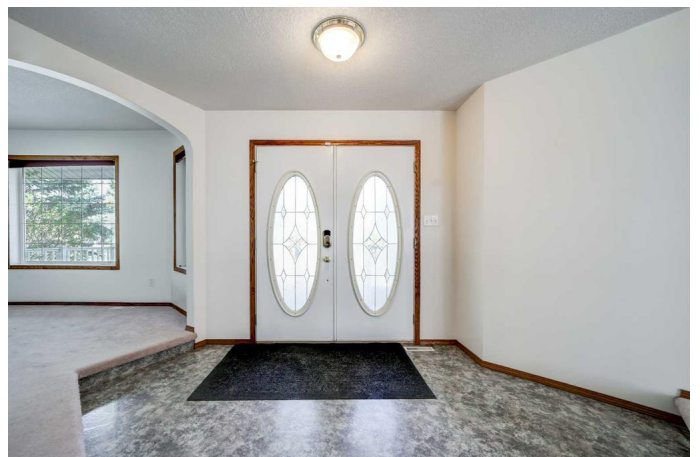
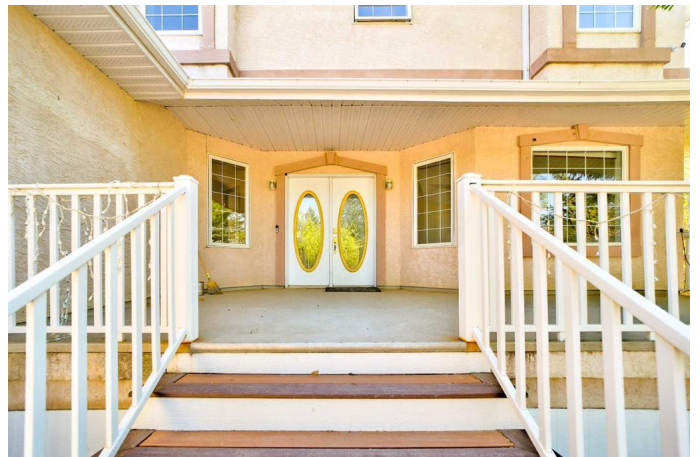
MLS® #A2219297

\$1,005,000

6 Bedroom, 4.00 Bathroom, 4,270 sqft
Residential on 1.03 Acres

N/A, Rural Lethbridge County, Alberta

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!

Built in 1996

Essential Information

MLS® #	A2219297
Price	\$1,005,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,270
Acres	1.03
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence

Status Active

Community Information

Address 217 Falcon Ridge Way
Subdivision N/A
City Rural Lethbridge County
County Lethbridge County
Province Alberta
Postal Code T1J 4R9

Amenities

Utilities Cable Available
Parking Spaces 6
Parking Additional Parking, Asphalt, Driveway, Heated Garage, Insulated, Off Street, Parking Pad, RV Access/Parking, Triple Garage Attached
of Garages 3

Interior

Interior 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)
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating Fireplace(s), Forced Air, Natural Gas, Fan Coil
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full, Walk-Up To Grade

Exterior

Exterior Features Balcony, BBQ gas line
Lot Description Back Yard, Front Yard, Landscaped, No Neighbours Behind, See Remarks, Underground Sprinklers
Roof Asphalt Shingle
Construction Concrete, ICFs (Insulated Concrete Forms), Stucco, Wood Frame
Foundation ICF Block

Additional Information

Date Listed	May 7th, 2025
Days on Market	9
Zoning	GCR

Listing Details

Listing Office	Royal Lepage South Country - Lethbridge
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