

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

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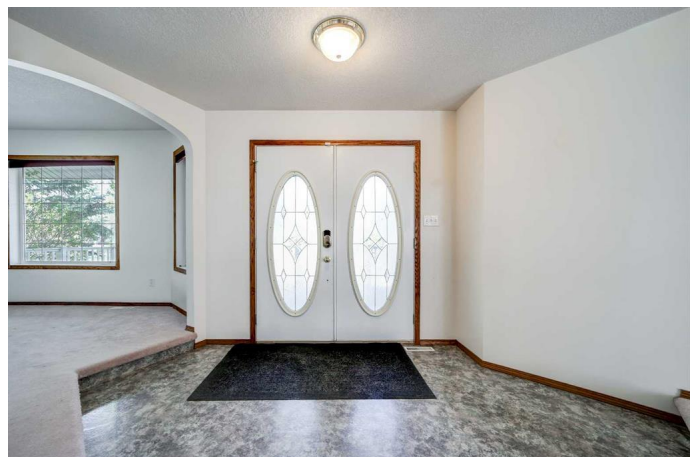
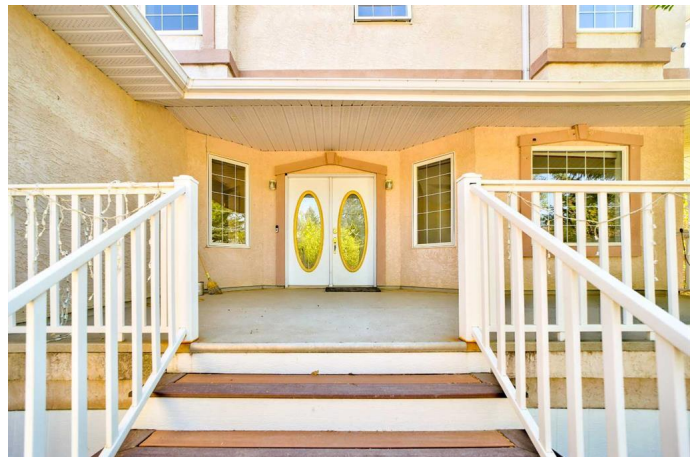
MLS® #A2219297

**\$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 Fan Coil, Fireplace(s), Forced Air, Natural Gas  
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 | 2             |
| Zoning         | GCR           |

## **Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

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