

# \$1,119,000 - 188 Canyoncrest Point W, Lethbridge

MLS® #A2061633

**\$1,119,000**

5 Bedroom, 4.00 Bathroom, 2,159 sqft  
Residential on 0.25 Acres

Paradise Canyon, Lethbridge, Alberta

When only the finest will do!!! This spectacular home has been lovingly maintained and was meticulously crafted to exceed expectations. It was constructed on one of the best available Canyoncrest pie-shaped lots... the 180 degree views of the river valley, the city, and the train bridge will take your breath away! Features include a bright, sun-filled open floor plan, a great room gathering space filled with windows, a floor to ceiling rock feature wall, beautiful upgraded lighting and Gemstone exterior lights, an enormous dream kitchen with endless granite counter space, double ovens, built in cooktop with gas connections, and a walk-through pantry, top quality hardwood and ceramic floors, a primary retreat with stunning views and direct access to the wrap around deck, a 5 piece ensuite with an oversized glass shower and soaker tub, main floor laundry, a fully developed walk-out basement with a 51 foot wide sunken patio, an oversized wet bar with a fridge, dishwasher, and microwave, 3 additional bedrooms, a high efficiency furnace, hot water on demand, in-home sound system with speakers mounted throughout the home and on the deck, a fully finished heated triple car garage with blacked-out glass doors and fleck-stone epoxy floor finish, an integrated exercise room and 2 piece bathroom off the garage, underground sprinklers, central air, and a \$25,000 Cummins back-up generator system!!! Over-the-top quality and attention to detail fill every corner of this wonderful property! This is the one that



you have been waiting for and the location that you have been hoping for!!!

Built in 2013

### **Essential Information**

MLS® #	A2061633
Price	\$1,119,000
Sold Price	\$1,070,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,159
Acres	0.25
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	188 Canyoncrest Point W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K5P9

### **Amenities**

Parking Spaces	3
Parking	Aggregate, Heated Garage, Insulated, Oversized, Parking Pad, Triple Garage Attached

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Tankless Hot Water, Wet Bar
-------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Appliances	Bar Fridge, Built-In Range, Central Air Conditioner, Dishwasher, Double Oven, Garburator, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

## Exterior

Exterior Features	Awning(s), Lighting, Private Yard
Lot Description	Back Yard, No Neighbours Behind, Landscaped, Pie Shaped Lot, Rolling Slope, Views
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2023
Date Sold	December 9th, 2023
Days on Market	164
Zoning	R-L
HOA Fees	0.00

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.