

\$650,000 - 35 Canyon Estates Lane W, Lethbridge

MLS® #A2093514

\$650,000

5 Bedroom, 3.00 Bathroom, 1,843 sqft
Residential on 0.14 Acres

The Canyons, Lethbridge, Alberta

Welcome to 35 Canyon Estates Lane West! You've heard the old adage that "The Kitchen is the Heart of the Home"• Well when you walk into this home, you'll be delighted to discover that this home boasts a truly spacious and inviting kitchen! It's been thoughtfully designed with ample cupboard space, a charming sliding barn door leading to the pantry, stunning granite countertops, and quartz on the island - perfect for both meal prep and social gatherings. In fact, you can bring your large dining room table because there's plenty of room here! As you step into this lovely space, you can't help but notice the cozy two-sided fireplace that adds a touch of warmth and character. After a delightful meal, you can retire to the great room for coffee and dessert. One of the standout features, according to the current owners, is the abundance of windows that flood the area with natural light. The orientation offers the best of east, north, and west exposures, allowing you to enjoy the benefits of your preferred direction throughout the day. Did you know this was a former Signature Homes special build? This was built as the "College Home Project"•.

They were a reputable builder known for quality construction in Lethbridge. Nestled in the tranquil community of The Canyons, a sought-after west side subdivision known for its family-friendly environment and upscale homes, you'll find The Estates Lane easy to access. The entire home is a true gem, featuring five bedrooms, three impressive



bathrooms, two cozy fireplaces, and all the modern amenities you'd expect in a home of this caliber. The master bedroom, ensuite, and closet are sure to please even the most discerning buyers. And if you're in need of a relaxing space, check out the hot tub area under the deck! It's a delightful surprise cleverly tucked under the deck. Additional perks include an attached oversized, heated garage, a meticulously maintained yard, a charming front-facing covered veranda, and a partially covered back deck – perfect for outdoor relaxation. The basement bedroom that has no carpet was designed with some business in mind. It was setup with an epoxy-sealed floor, a utility sink, and new electrical work makes this a versatile multi-use room that could be used for pottery, crafts, dog grooming and more. Another great use for it would be to run an in home salon. Or with a one day project, install brand new carpet, and enjoy it as a full large bedroom. The attention to detail throughout the property is simply outstanding, and one of the most striking aspects is that it looks just as immaculate as the day it was built. This home truly stands as one of the finest pre-owned properties on the market today. Don't miss the chance to take a virtual tour and get a glimpse of the exceptional features inside.

Built in 2015

Essential Information

MLS® #	A2093514
Price	\$650,000
Sold Price	\$640,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,843
Acres	0.14

Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	35 Canyon Estates Lane W
Subdivision	The Canyons
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K5W7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Stone Counters
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 25th, 2023
Date Sold	January 12th, 2024

Days on Market	48
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office Lethbridge Real Estate.com

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