

\$869,900 - 228 Canyon Estates Way W, Lethbridge

MLS® #A2106769

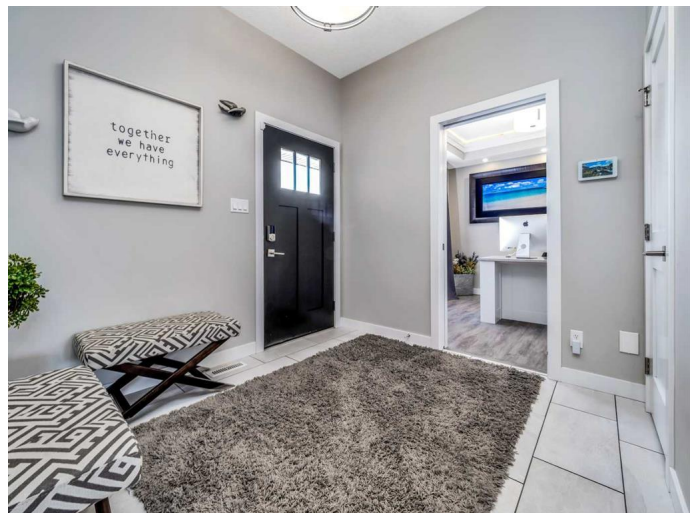
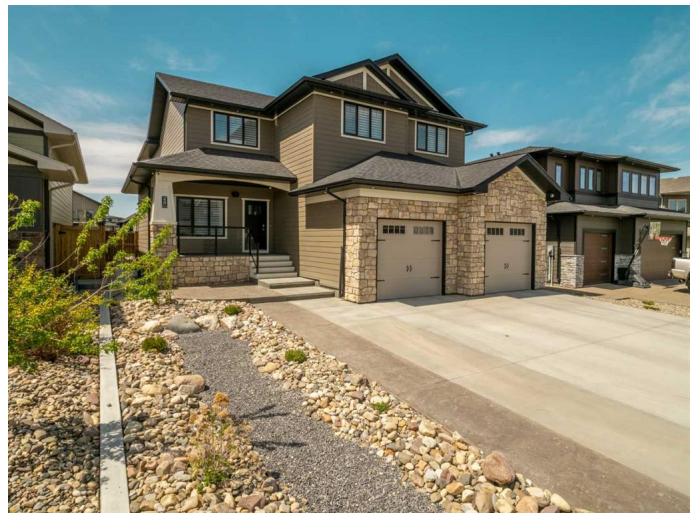
\$869,900

6 Bedroom, 4.00 Bathroom, 2,725 sqft

Residential on 0.13 Acres

The Canyons, Lethbridge, Alberta

There are many words that could describe this stunning two storey... but the one word that comes to mind is LUXURY! This is a home that calls to you... such as soaking in a bubble jetted tub with heated back rests on both ends and built-in lighting, then stepping out onto your heated bathroom floor. Or such as preparing for a dinner party in your gorgeous kitchen on your Wolf 6 burner gas stove... but if that's not enough space, you always have your induction stove in the Chef's pantry! This home was a custom build built by Van Arbour and it has so much space... As soon as you step inside, you will see the office with built in desk and ceiling details. Continue and you pass the powder room and boot room with storage lockers... amazing for kids. Then you are in the main living area in the house. It is so unbelievably bright and beautiful. White kitchen with sub zero fridge, the chef's pantry, Wolf stove with griddle and double ovens... eating bar AND a center island... large dining room and living room with fireplace. Take a look up and you will see the speakers that are throughout the entire home, even outside that are ready for your sound system! Head upstairs, the master bedroom provides you with a 5-piece ensuite with heated floors and 2 walk-in closets. There are THREE more great sized bedrooms up here, and behind every closet in this home are built ins! No wire racks... what an amazing upgrade!! A large bonus room and laundry complete the second level. The basement is also fully developed



with a theatre room with wet bar, 2 more bedrooms, and another bathroom with separate tub/shower. The backyard is fully landscaped complete with underground sprinklers.

Built in 2017

Essential Information

MLS® #	A2106769
Price	\$869,900
Sold Price	\$845,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,725
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	228 Canyon Estates Way W
Subdivision	The Canyons
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5W7

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
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Appliances	Dishwasher, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	March 22nd, 2024
Days on Market	37
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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