

\$699,900 - 68 Canyoncrest Point W, Lethbridge

MLS® #A2115374

\$699,900

4 Bedroom, 4.00 Bathroom, 1,620 sqft

Residential on 0.18 Acres

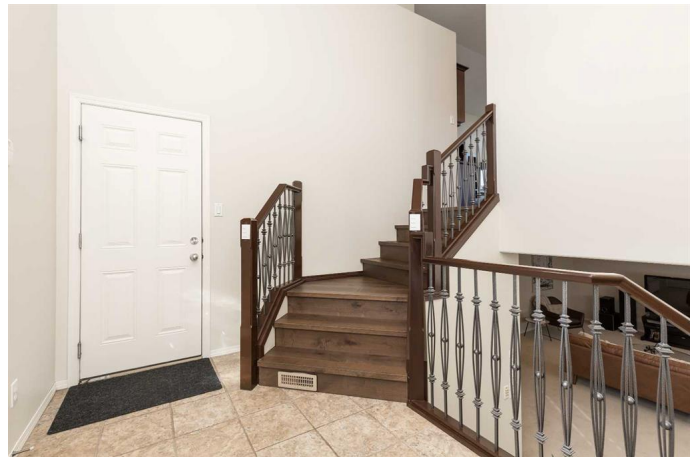
Paradise Canyon, Lethbridge, Alberta

Welcome to your dream home in Paradise Canyon nestled in a picturesque setting! This stunning home boasts a breathtaking south-facing coulee view that will leave you in awe. As you step inside, you'll immediately notice the meticulous attention to detail and luxurious features that define this residence. As you walk up to the main level, your eyes will be immediately drawn to the massive south facing windows & the breathtaking views they provide not to mention flooding the home with sunlight, truly amazing! The great room boasts towering, vaulted ceilings, engineered hardwood floors and a custom-built entertainment centre.

The heart of the home is an open kitchen that beckons to culinary enthusiasts. Adorned with elegant granite countertops and a corner pantry, it's a haven for preparing gourmet meals. In the adjacent dining area, there's a patio door to the deck where you can soak in the views & sunshine, while the BBQ chef in you creates succulent meal! The main floor also boasts the convenience of a laundry room, making daily chores a breeze.

The master suite is a true sanctuary, complete with a true 5 pcs master ensuite with a soaker tub that invites you to unwind after a long day. A thoughtful design includes a convenient walk-through into the closet, ensuring a seamless morning routine.

Ascending to the bonus level, you'll discover two spacious bedrooms that offer both comfort and privacy, situated above the massive triple



garage.

Venturing into the basement, a world of entertainment possibilities awaits. The generously sized entertainment room is wired for sound surround, creating an immersive environment for movie nights or gatherings. A gas fireplace adds a touch of warmth and coziness, creating the perfect ambiance.

There's also a versatile space that can be transformed into additional bedrooms, a home office, or a personal gym, accommodating your evolving lifestyle needs. A three-piece bathroom offers convenience and completes this lower level.

Outdoor enthusiasts will absolutely be in 7th heaven, just outside your back gate the coulees and river valley invite you explore; long nature walks, hiking, running, cross country skiing and so much more, like the golf course! How, can one put a price on this magnificent natural four-season phenomenon! We invite you as part of your tour to take the extra time to really enjoy what a gift this is, go out explore, you will be amazed!

Built in 2006

Essential Information

MLS® #	A2115374
Price	\$699,900
Sold Price	\$677,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,620
Acres	0.18
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level

Status	Sold
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Community Information

Address	68 Canyoncrest Point W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Y4

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Other
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Underground Sprinklers, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	March 17th, 2024
Date Sold	May 30th, 2024

Days on Market	72
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office Lethbridge Real Estate.com

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