

\$820,000 - 949 Canyonview Place W, Lethbridge

MLS® #A2117214

\$820,000

5 Bedroom, 4.00 Bathroom, 1,813 sqft

Residential on 0.14 Acres

Paradise Canyon, Lethbridge, Alberta

Are you looking for a large bungalow on the edge of the coulee with amazing views & across from Canyons Park/Pond? This is for you!! This home is located in the prestigious and peaceful community of The Canyons. This fully developed 1800 Sq/ft PLUS the basement bungalow offers three bedrooms on the main floor, and two large bedrooms in basement. Right through the front door you are sure to be wowed by the entrance that has a raised ceiling with transom windows and a beautiful chandelier. Tile and woodgrain laminate floors flow throughout, as well as custom maple and iron railing. There are endless features including the 9 foot ceilings with tray detail, gorgeous wood beams in the living room, elongated gas fireplace with custom maple millwork, and hidden storage that blends seamlessly on the main floor. The kitchen features rich Maple cabinets with contrasting white center island, stainless steel appliances with gas range, and an impressive hood fan, light quartz countertops, a silgranit sink. To really take things over the top, you will LOVE the walk-through Butlerâ€™s pantry with extra cabinets, floating shelves, and additional wire shelving that leads into your laundry room and back entrance. Here youâ€™ll find even more built in storage, a laundry sink, hanging rack, and a bench. The primary bedroom is at the back of the home granting you access to the best views of the coulee. This space has laminate floors, a walk-in closet, but just wait until you see the ensuite! it has a tile and



glass shower, freestanding soaker tub, double raised sinks, and a water closet. A luxurious retreat in your own home! The other two bedrooms on the main floor are at the front of the house and separated by the main bath with white vessel sinks and a 5 foot tub shower. The basement is positively massive with a future pool table area, a workout area, plus a large entertaining space. Perfect for a movie night in front of your electric fireplace! Look for the secret access to the furnace room with the bookshelves!! 23'X23' garage with two single over head garage doors and lot of upper built in storage. Homes like this with views like this really do not come up often. Give your realtor a call and come see ALL it has to offer!

Built in 2013

Essential Information

MLS® #	A2117214
Price	\$820,000
Sold Price	\$790,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,813
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	949 Canyonview Place W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge

Province	Alberta
Postal Code	T1K 5R9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Pantry, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Lawn, No Neighbours Behind, Landscaped, Street Lighting, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 29th, 2024
Date Sold	May 1st, 2024
Days on Market	33
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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