

\$1,050,000 - 202 Canyon Estates Way W, Lethbridge

MLS® #A2129721

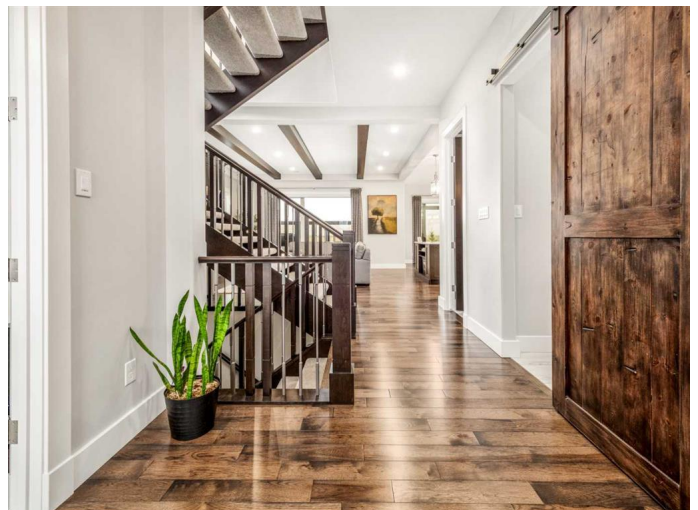
\$1,050,000

4 Bedroom, 4.00 Bathroom, 2,649 sqft

Residential on 0.15 Acres

The Canyons, Lethbridge, Alberta

Nestled in Canyon Estates, this modern sanctuary is the epitome of luxury and sophistication, featuring upgraded gas fireplaces and beautiful hardwood floors on both the main and second levels. The home's architectural prowess is showcased by a custom staircase with built-in lighting, and an open-concept design with matching custom beams that accentuate the main floor's ceiling. The gourmet kitchen features multiple upgrades including double wall ovens, a six burner gas stove, custom hidden storage in the enlarged center island, and many more features to be discovered. The acoustic experience is unparalleled with an integrated sound system throughout the home, while the master bathroom offers a spa-like retreat with a steam shower and heated floors. Prepared for the future, the residence includes a 240V plug in the garage for electric vehicles. The home boasts a zoned heating and air conditioning system managed by a Nest thermostat for ultimate climate control. The property's grandeur is further amplified by 8-foot doors, expansive 10-foot ceilings on the main floor, and 9-foot ceilings in the basement, with pocket doors and ambient lighting enhancing the home's seamless flow. Outdoor living is redefined with a gas firepit with custom seating, premium landscaping complete with an automated sprinkler system. Off the master bedroom is a private deck, where you can enjoy the mountain view. The home is also equipped with smart technology,



including automated Hunter Douglas blinds and a Control 4 system that orchestrates indoor and outdoor lighting, entertainment systems, and security features, ensuring a living experience that is as convenient as it is luxurious. You truly have to see the home in person to appreciate all the care and detail throughout.

Built in 2016

Essential Information

MLS® #	A2129721
Price	\$1,050,000
Sold Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,649
Acres	0.15
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	202 Canyon Estates Way W
Subdivision	The Canyons
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7A4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Beamed Ceilings, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2024
Date Sold	July 8th, 2024
Days on Market	55
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------

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.