

\$798,900 - 46 Canyoncrest Court W, Lethbridge

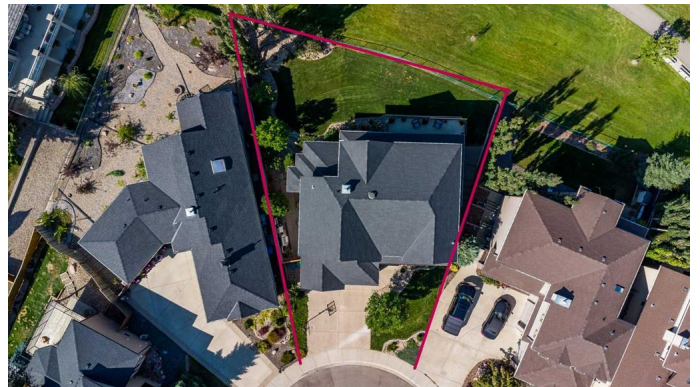
MLS® #A2129738

\$798,900

6 Bedroom, 4.00 Bathroom, 3,069 sqft
Residential on 0.18 Acres

Paradise Canyon, Lethbridge, Alberta

Located in the demand & premier area of Paradise Canyon Estates, tucked away on one of the quietest streets in the area and nestled on one the prime 65 ft WIDE estate 'walk out' pie shaped lots, is this 6 bedrm custom built home (with over 4500 sf living space) built with families in mind, backing onto a waterfall, park and lake! Immediately you'll notice the professionally designed and maintained landscaping which proudly displays the homes curb appeal, combined with the recently repainted high-end acrylic stucco front and the exposed concrete double drive. Inside you're greeted with a stunning 18 ft tall grand entry complete with an impressive chandelier and a large front room perfect for a music room, office or formal entertaining. Sliding across the rich maple hardwood floors which run throughout the main floor, you'll end up in the equally impressive 409 sf living room with massive windows which allow for natural light and STUNNING views...note the stone gas fireplace which is the focal point of the room! The open concept kitchen offers rich maple cabinetry as well as a MASSIVE functional prep island with breakfast bar. We dare you to try to use up the storage offered in this kitchen, not to mention the pantry! Off the kitchen is a laundry room complete with matching rich maple cabinetry, a sink and even a built-in iron board. Heading up the double split stairs be prepared to be in awe...the primary bedroom was built specifically as a retreat and offers over 400 sf



of privacy and romance. It has not just one closet, but a DEEP walk-in closet as well as a triple wide closet. And of course, no retreat is complete without a large 5 pce ensuite with deep jetted tub. Upstairs you'll also find 3 more bedrooms as well as another 5 pc bathrm for the kids. The lower level feels just like the main thanks to the walkout basement and a wall of windows which floods this area with natural light! This lower-level features TWO more generous sized bedrms (one with a sink) each with a walk-in closet; also a 3 pce bathrm, and a 'family sized' family room....and there's even a state-of-the-art designated home theatre with a 11 ft permanent screen and 3D HD projector perfect for family movies or watching the game! Every family needs storage and this place doesn't just offer 'under the stair'™ storage but it has 3 separate storage rooms!! The outside is a must see and the privacy offered invites you to actually spend time outside!...complete with new professional landscaping, stone stairs, custom stone firepit complete with stone benches...all backing onto a water fall, walking trails, lake and park! Need 7 bedrooms and accessible features? Check this place out! Updates?? Yup it has them, and you'll immediately notice them when you see this place! Other features include Gemstone exterior lights, new UG sprinklers, partially covered upper deck with gas line with walkout from dining area, fully covered patio with walkout from family room, AC, main floor FULL bath, mud room & more!

Built in 2004

Essential Information

MLS® #	A2129738
Price	\$798,900
Sold Price	\$779,000
Bedrooms	6

Bathrooms	4.00
Full Baths	4
Square Footage	3,069
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Canyoncrest Court W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Y3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Underground Sprinklers, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	June 17th, 2024
Days on Market	39
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	POWER BROKER Realty Inc.
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