

\$1,140,000 - 194 Canyon Estates Way W, Lethbridge

MLS® #A2133323

\$1,140,000

4 Bedroom, 3.00 Bathroom, 1,757 sqft

Residential on 0.15 Acres

The Canyons, Lethbridge, Alberta

Introducing an unparalleled opportunity to reside in the exclusive neighbourhood of Canyon Estates in 194 Canyon Estates, where luxury meets sophistication in every detail.

Paradise Golf Course just minutes drive away, beautifully landscaped parks, with walking path and play grounds areas all within the community.

Nestled amidst the picturesque landscape of the canyon community, this executive bungalow boasts over 3000 sqft of meticulously crafted living space, designed to exceed even the most discerning expectations.

From the moment you arrive, the attention to detail is evident. A grand entrance awaits, with an upgraded driveway floor leading to a front porch finished with composite deck material, and into the home offering breathtaking views of water body, open fields, and majestic coulees.

Step inside to discover a sanctuary of elegance and comfort, with beautiful floors throughout the open-concept main floor. The executive office with a customized executive desk, adorned with rich wood shelves and a custom desk, provides a serene space for productivity and inspiration.

The main floor transcends ordinary living with



state-of-the-art features, including high-end Hunter Douglas blinds, a gas fireplace, and soaring 12-foot ceilings in the great room, custom ceiling finishing with recessed lights and fan.

The gourmet kitchen is a culinary masterpiece, boasting induction cooking, touch-less faucets, ample storage, 3 Skylights with blinds that open and shut on remote command, and yes the skylight opens with a push of a button, and closes at the slight detection of rain or moisture. While the dining area offers panoramic views through massive windows.

Retreat to the primary bedroom oasis, complete with a tranquil view and ensuite featuring an oversized glass shower and jetted tub, and a massive walk-in closet with some customized cabinetry.

Entertaining is effortless with access to the expansive main floor deck from both the primary bedroom and dining area, equipped with high-quality speakers and a gas line BBQ hookup, and two separate covered area where you can dine and lounge.

The lower level offers additional luxury living space flowing from the main floor, including three spacious bedrooms, a cozy family room with a retractable HD projector screen, and heated flooring. The wet bar is right behind for additional entertainment featuring a mini fridge, a touches faucet, and enough storage and high seat countertop bar.

Outside, the meticulously landscaped grounds feature artificial turf and drip irrigation systems for easy maintenance, while the entire house boasts spray foam insulation for energy efficiency.

Indulge in the ultimate luxury lifestyle with

high-end speakers throughout the home, including the living room, bathrooms, dining area, bedrooms, pantry, garage, lower and upper deck, bar area, upper deck and lower walk out grade additional patio that wraps around the house with a 2 sided fireplace.

Come experience the epitome of executive living.

Built in 2015

Essential Information

MLS® #	A2133323
Price	\$1,140,000
Sold Price	\$1,050,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,757
Acres	0.15
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	194 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

Waterfront Pond

Interior

Interior Features	Bidet, Ceiling Fan(s), Central Vacuum, Crown Molding, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Smart Home, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garburator, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	June 17th, 2024
Days on Market	31
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office REAL BROKER

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