

\$671,900 - 523 Canyon Cove W, Lethbridge

MLS® #A2148753

\$671,900

4 Bedroom, 3.00 Bathroom, 1,468 sqft

Residential on 0.19 Acres

Paradise Canyon, Lethbridge, Alberta

If you are looking for that perfect spotless and well maintained walk out 4 bedroom, 3 full bathroom bungalow in Canyoncrest, located on the upper bench, this is it. This home has upgrades throughout, some of which are a Google camera doorbell camera, Eco bee thermostat and Rinnai hot water on demand controlled via app or thermostat, many upgraded extra cabinets, drawers, and granite throughout. All sun exposed windows have been tinted to eliminate possible sun damage to your furniture or flooring and reduce power/gas consumption from your air conditioner and furnace.

The main level has lots of light with a large sunroom off the living room, dining room which expands your entertainment and inside space for 3 seasons. Two large bedrooms or Master and large office on the main floor with another 2 huge bedrooms in the basement and all with lots of closet space and light. This home has a bright finished walkout basement with 8'™ ceilings, loads of full height windows and light. The basement has space for a pool or games table or the possibility to add another bedroom and comes with a bar area that's tucked out of the way for entertaining. A spacious pie shaped lot and low maintenance yard with 12'™ Gazebo, shed, turf, desert landscaping, a stream water feature and drip system for ease and peaceful relaxation.

The fully finished heated garage is a huge



24â€™ x 26â€™ with 12â€™ ceiling height and a storage loft with easy entrance from the stairwell. This home has too many upgrades to list and is a definite must see.

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Built in 2007

Essential Information

MLS® #	A2148753
Price	\$671,900
Sold Price	\$668,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,468
Acres	0.19
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	523 Canyon Cove W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7V4

Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open
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	Floorplan, Pantry, Recessed
	Pump(s), Tankless Hot Water
	Windows, Walk-In Closet(s),
Appliances	Central Air Conditioner, Dish
	Microwave Hood Fan, Refriger
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Bedroom, Double
	Master Bedroom
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Rain Gutters, S
Lot Description	Back Yard, Cul-De-Sac, D
	Maintenance Landscape, Lar
Roof	Asphalt Shingle
Construction	Mixed, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	September 6th, 2024
Days on Market	57
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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