

\$739,900 - 603 Canyonview Landing W, Lethbridge

MLS® #A2198039

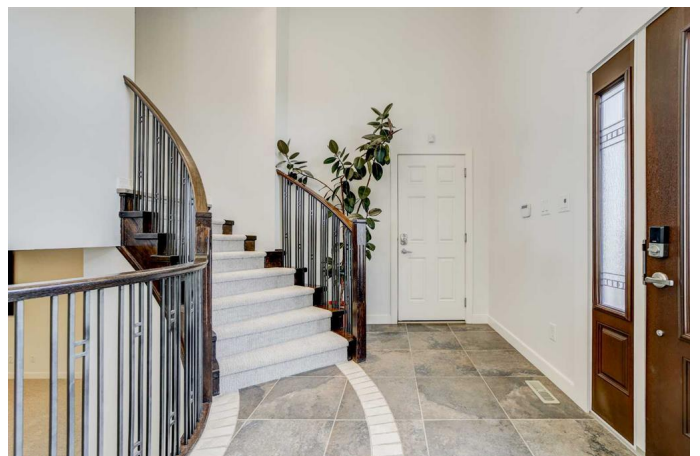
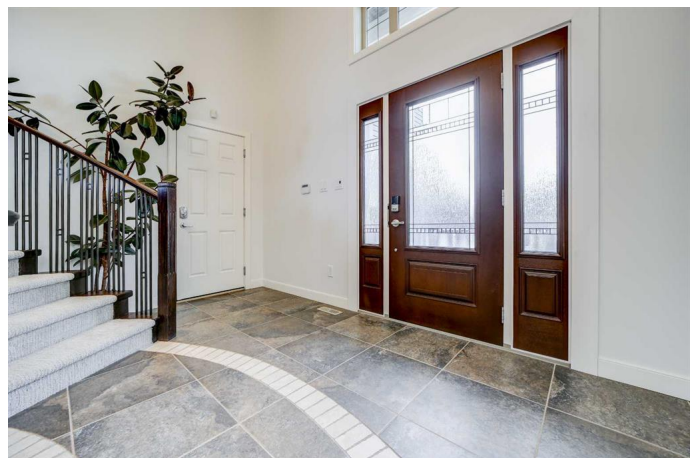
\$739,900

5 Bedroom, 4.00 Bathroom, 1,765 sqft

Residential on 0.16 Acres

Paradise Canyon, Lethbridge, Alberta

From the moment you step into this exquisite home, you'll be welcomed by a beautifully tiled foyer that opens to a grand, curved staircase, soaring ceilings, and an abundance of natural light streaming through the kitchen skylights. Designed with both elegance and comfort in mind, this home has been thoughtfully updated with brand-new carpeting throughout, along with fresh flooring, baseboards, and new front and back doors. The bright and spacious kitchen is a true chef's dream, featuring newly painted cabinetry, gleaming Silestone countertops, and an open-concept design that seamlessly flows into the dining and living areas. Convenient main-floor laundry adds to the home's practicality, while the luxurious primary suite offers a peaceful retreat, complete with a walk-in closet and a spa-inspired five-piece ensuite. Upstairs, two additional bedrooms sit over the garage, providing the perfect private space for children or guests. This fully developed home is designed for modern living, equipped with air conditioning, a newer hot water on-demand system, and a recently installed solar collection system for energy efficiency. Permanent outdoor lighting enhances both curb appeal and security, ensuring a warm, inviting exterior all year round. Outside, a spacious Trex deck spans the entire back of the home, offering an ideal setting for outdoor entertaining. A 15 x 40 concrete pad is perfect for family activities, while the newly built dog



run ensures your furry friends have space to roam. The underground sprinkler system keeps the landscaping lush and vibrant with minimal upkeep. For those who need extra space for vehicles or hobbies, the triple heated garage is a standout feature. Nestled in The Canyons, this home is just steps from parks, green spaces, and the Paradise Canyon golf club, making it perfect for families looking to enjoy an active and relaxing lifestyle. And with the kitchen, living room, primary suite, and laundry all on the main level, this home offers the convenience of BUNGALOW STYLE LIVING with the added flexibility of extra space upstairs. With its extensive updates, premium features, and unbeatable location, this home is truly a must-see.

Built in 2008

Essential Information

MLS® #	A2198039
Price	\$739,900
Sold Price	\$720,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,765
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	603 Canyonview Landing W
Subdivision	Paradise Canyon
City	Lethbridge

County	Lethbridge
Province	Alberta
Postal Code	T1K 5R9

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Central Vacuum, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Tankless Hot Water
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2025
Date Sold	April 17th, 2025
Days on Market	47
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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