



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**32 Canyoncrest Point W
Lethbridge, Alberta**

MLS # A2228106

\$718,000



Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,444 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Rolling Slope		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

Inclusions: None

This is the Paradise Canyon coulee-view bungalow that you have been waiting for!!! Expertly constructed by Signature Homes - the quality and craftsmanship is second to none. Features include an open, sun-filled South facing floor plan, a luxurious primary suite with a 5 piece ensuite and an oversized walk-in closet, maple cabinetry, granite countertops, hardwood floors, main floor office and laundry, a fully developed basement with an enormous family room with a beautiful fireplace, 2 additional bedrooms, a fully finished oversized storage room, high efficiency furnace with central air conditioning, reverse osmosis water system, a fully finished 26 x 24 foot double attached garage, low maintenance landscaping, and a nearly 300 square foot covered deck with stunning views of the coulees. Bungalows like this don't come along very often in the ultra-quiet Paradise Canyon neighbourhood. This one has it all... your dream home awaits!!!