



**GRASSROOTS**  
REALTY GROUP

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**969 Canyonview Place W  
Lethbridge, Alberta**

**MLS # A2233589**

**\$1,039,800**



<b>Division:</b>	The Canyons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,747 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lake, Landscaped, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Central Vacuum, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Skylight(s), Smart Home, Tankless Hot Water, Walk-In Closet(s), Wet Bar

**Inclusions:** Wall Clock, 3 Bar Stools, speaker system, Movable Shed

If you've been waiting for a truly rare property in West Lethbridge, this is it. Located in an exclusive cul-de-sac, 969 Canyonview Place West is a custom-built executive bungalow that backs directly onto the coulees and faces a quiet neighbourhood pond - a combination that has only come up once in the last five years. This home offers over 3,200 sq ft of total living space with 5 bedrooms, 2.5 bathrooms, and a naturally bright walk-out basement. Inside, you'll find a stunning main floor with coffered tray ceilings, hardwood flooring, four skylights, and triple-pane argon windows throughout. The open-concept kitchen is loaded with thoughtful upgrades, including floor-to-ceiling maple cabinetry, granite countertops, stainless steel appliances, a raised dishwasher for added convenience, a gas stove, two sinks, and an oversized butler's pantry with extra counter space and hidden storage. Enjoy smart audio/video technology wired through the entire home, two gas fireplaces, and in-floor heating in both the basement and primary ensuite. The fully developed walk-out basement includes a large family room, a wet bar, a second fireplace, and luxury leather vinyl plank flooring. Additional upgrades include spray foam insulation, central A/C, a tankless hot water heater, air exchange system, and a heated double garage with hot and cold water hookups. The landscaping is professionally designed and meticulously maintained, complete with underground sprinklers. This is a rare opportunity to own a show-stopping property with unbeatable views, top-tier features, and a location that rarely becomes available.