



**GRASSROOTS**  
REALTY GROUP

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**500 Gold Canyon Place S  
Lethbridge, Alberta**

**MLS # A2244004**



**\$1,298,000**

<b>Division:</b>	Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,021 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Asphalt, Triple Garage Attached		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Level, Street Lighting		

<b>Heating:</b>	Combination, Forced Air, Hot Water, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Window Coverings, 2 Garage Remotes

Welcome to this beautifully designed executive bungalow in desirable Gold Canyon Estates. Set on a spacious lot with mountain views, this home offers an impressive blend of style, comfort, and function. Enjoy the expansive backyard, oversized triple garage, and plenty of parking space for guests or recreational vehicles. Inside, the thoughtful layout features an open, airy main floor flooded with natural light from numerous skylights. The wide hallways, no-step entryways, and seamless flow from the front door to the luxurious primary suite enhance day-to-day convenience for all residents. The basement includes generously sized bedrooms with oversized window wells that provide ample natural light. Additional highlights include a full exterior surveillance system with monitor, three wall-mounted garage door openers, and extra garage space for a workshop or additional storage. With its quality finishes and elegant design, this home is a rare find in a premier location.