



GRASSROOTS
REALTY GROUP

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**530 Canyon Cove W
Lethbridge, Alberta**

MLS # A2245786



\$1,125,000

Division:	The Canyons		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,696 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Undergr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Car lift in garage, garage heater, hot tub, pool table and accessories, home automation equipment, barstools, 2 TV mounts (master bedroom and family room),		

Prepare to be impressed by this remarkable former Signature Show Home, designed with an exceptional level of craftsmanship and attention to detail. From the moment you step inside, the intricate coffered ceilings, grand fireplace with custom wood bookcases, and expansive windows showcasing tranquil views of the lake and park set the tone for a truly special property. The chef's kitchen, complete with a spacious butler's pantry, is sure to inspire culinary creativity, while features like rich hardwood floors, heated basement floors, main floor laundry, and a recently upgraded Control4 smart home system add both comfort and convenience. The garage even includes a car lift for your prized vehicle. The luxurious primary suite offers large windows, and a spa-inspired 5-piece ensuite. Downstairs, you'll find the ultimate entertainment space with a theatre room (convertible back to a bedroom if desired), gas fireplace, pool table, wet bar, and walkout access to a private hot tub area. Backing onto a serene stream, pond, and greenspace, the upper deck is partially enclosed with privacy glass—allowing you to enjoy the views without being seen. Meticulously maintained and thoughtfully upgraded, this home is a rare opportunity you won't want to miss. Call your favourite REALTOR® today to book a showing!!