



**GRASSROOTS**  
REALTY GROUP

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

**103 Canyon Estates Way W  
Lethbridge, Alberta**

**MLS # A2262328**



**\$639,999**

<b>Division:</b>	The Canyons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,506 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Heated Garage, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Smart Home, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	n/a		

Discover the perfect blend of modern comfort, smart upgrades, and timeless design in this beautifully finished 2015 detached bi-level home by Avonlea Homes. Lovingly maintained by its original owner, this smoke-free home is packed with high-end features, both inside and out. The open-concept main level is bright and welcoming, enhanced by vaulted 12-ft ceilings at the peak, 9-ft ceilings throughout, and multiple skylights that flood the space with natural light. You'll find durable vinyl plank flooring in the main living areas, plush carpeting in all bedrooms, and ceramic tile in each bathroom. The kitchen is a true chef's dream with quartz countertops, a Samsung gas stove and refrigerator, a Bosch dishwasher (4 years old), built-in microwave shelf, wood-accented range hood, and a garburator for added convenience. All faucets, toilets, and showers are low-flow, ensuring water efficiency throughout. A spacious, main floor laundry room with upper cabinets and a sink adds everyday convenience. The private primary suite offers a spa-like retreat, featuring a jetted tub, rain shower head, and heated tile floors in the ensuite. Downstairs, the fully finished basement delivers on both style and versatility with a custom wet bar featuring granite countertops, bar fridge and a soundproof bedroom—ideal for guests, a home office, or media room. This home comes loaded with functional upgrades: a Navien tankless hot water system (4 years old), original furnace (regularly serviced), central A/C, Nest programmable smart thermostat, keyless entry to both the house and garage, sump pump, and a gas fireplace with a fan that helps reduce utility costs in the winter. The heated, insulated, drywalled, and epoxied garage includes a man door to the backyard for added access and flexibility. Curb appeal is elevated by vinyl siding with rock accents and Gemstone smart

exterior lighting. Outdoors, enjoy the pressure-treated wood deck with natural gas BBQ hookup, a 15x32 concrete pad (just 2 years old)—perfect for entertaining and ready for a hot tub, with rough-in plumbing and a dedicated 240 volt panel already in place. A fully landscaped, low-maintenance yard is supported by a Hunter underground irrigation system (front and back). The property also features dual backyard access from both the garage side and street side and backs on to a quiet residential road. With its stylish finishes, smart upgrades, and superior maintenance history, this move-in-ready home offers the perfect blend of comfort, efficiency, and lasting value. Book your private tour today—this home won't last long!