



GRASSROOTS
REALTY GROUP

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**534 Canyon Cove W
Lethbridge, Alberta**

MLS # A2264839



\$1,150,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,034 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Recreation Facilities, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Experience refined luxury in this executive-style former Galko show home — a masterful blend of elegance, comfort, and exceptional design. Boasting over 4,000 sq. ft. of premium living space, including a bright walkout basement, this meticulously crafted residence offers breathtaking views of the lake and waterfall. Inside, you'll find rich hardwood floors, granite countertops, and a chef-inspired kitchen complete with a brand-new gas range, dual dishwashers, and generous prep and entertaining space. The dual-zone HVAC system ensures efficient, year-round comfort throughout the home. The spa-inspired primary ensuite invites you to unwind with a marble shower and jacuzzi tub — your personal retreat for relaxation and rejuvenation. The fully finished walkout lower level is designed for entertaining and leisure, featuring a state-of-the-art theatre room, a fully equipped gym, wet bar, and a cozy gas fireplace. Another elegant fireplace graces the main living area, enhancing the home's warmth and ambiance. Additional upgrades include brand-new carpeting throughout the basement, a new water softener, and numerous thoughtful touches that elevate both function and style. Located in the prestigious Paradise Canyon community, this one-of-a-kind property exemplifies upscale living at its finest — a true sanctuary of sophistication.