



GRASSROOTS
REALTY GROUP

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

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

MLS # A2271571



\$639,999

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	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		
Inclusions:	n/a		

WELCOME to a home that instantly impresses—beautifully upgraded, thoughtfully designed, and lovingly maintained from the day it was built. This 2015 Avonlea bi-level is truly move-in ready. The bright, OPEN-CONCEPT main level offers vaulted 12-ft ceilings at the peak, 9-ft ceilings throughout, and multiple skylights that fill the space with NATURAL LIGHT. Durable vinyl plank flooring runs through the main living areas, while plush carpet warms the bedrooms and ceramic tile enhances each bathroom. The kitchen is a true chef’s dream, featuring 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. All faucets, toilets, and showers are low-flow for efficiency. A spacious MAIN-FLOOR LAUNDRY room with upper cabinets and a sink adds everyday convenience. The PRIVATE PRIMARY SUITE is a personal retreat, easily accommodating a king-sized bed and additional furnishings. The spa-inspired ensuite includes heated tile floors, a deep jetted tub, a rain shower head, and low-flow fixtures. A generous walk-in closet completes the space, creating a peaceful, well-designed sanctuary. The FULLLY FINISHED lower level enhances both comfort and functionality. A custom wet bar with granite countertops and a bar fridge creates the perfect entertaining hub, while a soundproofed bedroom offers an ideal space for guests, media use, or a quiet home office. This home is equipped with numerous smart and functional upgrades, including a Navien tankless hot water system (4 years old), regularly serviced original furnace, central A/C, a Nest programmable thermostat, keyless entry for both the house and garage, a sump pump, and a gas fireplace with a fan to help reduce winter heating costs. The HEATED, insulated, drywalled garage

features epoxy flooring and a convenient man door to the backyard. Curb appeal is elevated with vinyl siding, rock accents, and Gemstone smart exterior lighting. Outdoors, enjoy the pressure-treated deck with natural gas BBQ hookup and a 15' x 32' concrete pad (2 years old)—ideal for entertaining or future hot tub installation, complete with rough-in plumbing and a dedicated 240V panel. The fully landscaped, low-maintenance yard is supported by a Hunter underground irrigation system in both the front and back. Dual gates provide convenient access to the backyard, and the property backs onto a quiet residential road used only for local access. With stylish finishes, modern upgrades, and EXCEPTIONAL UPKEEP, this home offers outstanding comfort, efficiency, and long-term value. Book your private showing today—this one won't last!