



GRASSROOTS
REALTY GROUP

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**346 Canyon Meadows Road W
Lethbridge, Alberta**

MLS # A2274702



\$639,900

Division:	The Canyons		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,731 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Quartz Counters		

Inclusions: Fridge, hood fan, stove, dishwasher, garage door opener + remote(s)

A custom home by Janus Homes - offering a lifetime of NO rear neighbours, just a walking path that can take you to the coulees! This 2 storey is a unique take on a new build - with modern selections and finishes, a west-facing yard and all while situated in a fantastic neighbourhood. This home was thoughtfully designed with family function in mind starting from a huge covered front verandah, making the entry not only protected from the elements, but offers great options for seating, decor and more! There's an extended mudroom with custom lockers and storage space and laundry and is conveniently not visible to visitors! Main floor half bath and the best part - the sun kissed entertaining space with statement quartz counter tops, plentiful storage space, a gas fireplace and a completed back deck! Heading upstairs there are 2 bedrooms that share a 4 piece bathroom and the primary suite has been curated as a deluxe space to relax in! From the double doors to enter, to the vaulted ceilings, to the 4 piece ensuite with walk-in tiled shower, separate toilet room, storage behind the mirrors and a walk-in closet contained within the bathroom! The basement is unfinished but ready for your creative touches!