



GRASSROOTS
REALTY GROUP

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

MLS # A2275180



\$1,275,000

Division:	The Canyons		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,575 sq.ft.	Age:	2015 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: 2 A/C Units, 2 Furnaces, 2 Garage Door Openers & 2 Remotes, Blinds, U/G Sprinklers, Murphy Bed in Front Bdrm/Office, Bed Frame & Cabinets in Primary, Home One Exterior Lights, Sound System & Speakers, 2 Ipads on walls (Sound & TV's), TV Mounts, 2 Wind Screens on Deck with Remote, All attached Storage in Garage, Planters on Walk-Out Level

Former Signature Show Home in an amazing location. Fully developed, coffered ceiling in livingroom which features a stone fireplace, beautiful kitchen, Butlers Pantry off garage entry with laundry facilities. Dining area leads to deck with views that everyone will enjoy, part of the deck is covered with electric wind screens for added privacy and gas line for your BBQ. Double garage is heated with electric lift for storage shelf, plus water in garage. Primary suite on main floor with gorgeous ensuite bath, large walk-in closet with built ins. Other main floor bedroom has a murphy bed and was used as an office. Two generous size bedrooms upstairs as well as sitting area and built in desk at the top of the stairs. Basement has 9' ceilings and is an awesome entertaining space with walk out to patio, wet bar area, fireplace, plus a gym/dance studio with leather floor plus 2 more bedrooms. This home has so many upgrades and features, it would be an absolute pleasure to call Home.