



GRASSROOTS
REALTY GROUP

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**145 Canyon Close W
Lethbridge, Alberta**

MLS # A2276779



\$624,900

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,660 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s), Wired for Sound		

Inclusions: N/A

Set high above the coulees in one of Lethbridge's most exclusive executive neighbourhoods, this former showhome offers a rare combination of scale, sophistication, and location. With 2,660 sq. ft. above grade and over 3,700 sq. ft. of total living space, this impressive home has room for everyone to live, grow, and gather. Hardwood floors and expansive living areas define the main level, while the home's thoughtful layout includes 5 bedrooms plus a private office and a second-level bonus family room, ideal for both formal and informal living. The primary suite is truly exceptional, featuring a statement fireplace, three walk-in closets, a spa-inspired ensuite, and a private balcony overlooking the river valley. The fully developed basement is perfectly suited for entertaining, complete with a wet bar and generous gathering space. Situated on a remarkable 83 x 123 ft fully landscaped lot, this property offers privacy, mature surroundings, and room to enjoy the outdoors. Finished with a double attached garage and located in a prestigious, quiet setting above the coulees, this home represents an outstanding opportunity to own a luxury residence in one of the city's most desirable locations.