



**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.