



GRASSROOTS
REALTY GROUP

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

MLS # A2277428



\$599,900

Division:	The Canyons		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,302 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CL

Utilities: -

Inclusions: Fridge, stove, dishwasher, microwave hood fan, garage door opener + remote

A thoughtfully designed bungalow by Janus Homes backing onto a green space - the ideal home for someone hoping for main floor living! It's not often you find bungalows, especially one with a view! This modern home enjoys a west-facing backyard, meaning you'll get to soak up the sun all summer! The tall ceilings, rich tones and elegant finishes lend themselves to the uniqueness of this build. There's a main floor laundry room, 4 piece bathroom with plentiful counter space and a spare bedroom or office, the primary suite boasts a tray ceiling with 4 piece ensuite (dual sinks!) and walk-in closet. The kitchen enjoys natural light that highlights the gorgeous walnut tones of the cabinetry, statement quartz counters and walk-in pantry. The basement is undeveloped but offers tons of space to make your own - including an additional 2 bedrooms and bathroom along with large family room. The yard has direct access to walking paths that connect to the coulees and Canyons Park!