



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

534 Canyon Cove W
Lethbridge, Alberta

MLS # A2280691



\$1,150,000

| | | | |
|------------------|------------------------------|---------------|-------------------|
| Division: | Paradise Canyon | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,034 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

Heating: Forced Air, Natural Gas, Zoned

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Skylight(s), Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: The pool table and the basement fridge

Experience refined luxury in this executive-style former Galko show home — a masterful blend of elegance, comfort, and exceptional design. Boasting over 4,000 sq. ft. of premium living space, including a bright walkout basement, this meticulously crafted residence offers breathtaking views of the lake and waterfall. Inside, you'll find rich hardwood floors, granite countertops, and a chef-inspired kitchen complete with a brand-new gas range, dual dishwashers, and generous prep and entertaining space. The dual-zone HVAC system, along with a furnace and hot water tank both approximately 3 years old, ensures efficient, year-round comfort throughout the home. The spa-inspired primary ensuite invites you to unwind with a marble shower and jacuzzi tub — your personal retreat for relaxation and rejuvenation. The fully finished walkout lower level is designed for entertaining and leisure, featuring a state-of-the-art theatre room, a fully equipped gym, wet bar, and a cozy gas fireplace. Another elegant fireplace graces the main living area, enhancing the home's warmth and ambiance. Additional upgrades include brand-new carpeting throughout the basement, a new water softener, and numerous thoughtful touches that elevate both function and style. Located in the prestigious Paradise Canyon community, this one-of-a-kind property exemplifies upscale living at its finest — a true sanctuary of sophistication.