



**212 Canyon Terrace W
Lethbridge, Alberta**

MLS # A2285725



\$627,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,020 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Many Trees, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: window coverings

Original owners! This beautifully maintained home blends quality craftsmanship with an exceptional location. The main floor features rich hardwood and ceramic tile flooring, with carpeted stairs leading to the upper level. The spacious kitchen showcases oak cabinetry, granite countertops, a central island, and a convenient walk through pantry connecting the main floor laundry, garage access, and a handy 2 piece bathroom. A three sided fireplace creates a warm focal point between the dining and living areas, while a dedicated main floor office provides the perfect space for working from home. Upstairs you’ll find three generous bedrooms, including a thoughtfully designed Jack and Jill bathroom connecting the two secondary bedrooms. The primary suite offers a walk-in closet and a luxurious five piece ensuite. The undeveloped basement provides ample opportunity to customize, with room for two additional bedrooms, a spacious family room, and a future bathroom. Completing the home is an attached triple car garage and a beautifully landscaped backyard with mature trees and breathtaking mountain views. Tucked into a quiet cul-de-sac just off the main boulevard at the top of the hill leading to Paradise Canyon Golf Course, this property offers an unbeatable blend of privacy, and space.