



**428 Canyon Ridge Circle W
Lethbridge, Alberta**

MLS # A2296052



\$1,050,000

Division:	The Canyons		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,652 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Landscaped, Lawn, No Back Lane, No		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, dual wall oven, 6 burner gas cooktop, microwave, dishwasher, microwave, washer, dryer, central air conditioner, garage door opener + remote(s), underground sprinklers, TV wall mounts

This stunning CUSTOM built bungalow is the executive home, steps away from Canyon Pond that you've been searching for! Loaded with high-end extras and great proximity to walking paths, this home is an ideal option for those looking for a quiet lifestyle with great views! The custom features start from the outside - a covered front entry that welcomes you to the grand entrance with soaring 10' ceilings and direct views to the backyard. There's custom herringbone flooring, a main floor office, open concept living area with gas fireplace, leathered granite counters throughout and the KITCHEN! These appliances are made for those who love to cook: a 6 burner Fulgor Milano Sofia gas cooktop, double oven, 36" professional series fridge, stylish butlers pantry and plentiful storage. The primary suite enjoys its own section of the main floor with beautiful views, a 4 piece ensuite with fully tiled shower with 3 shower heads and a huge walk-in closet that connects to the laundry room. The walk-out basement continues the theme of soaring 9' ceilings, boasts a wet bar, gym area with glass wall, 2 bedrooms that share a 5 piece bathroom (with separate toilet/shower room), stylish gas fireplace and even more storage space! The owners added 2" of foam insulation to the flooring in the basement for extra comfort, there's a dual-zone furnace, custom Hunter Douglas blinds throughout and underground sprinklers with Hunter Hydrawise controlled app! The extra large garage provides abundant space for vehicles (can fit a truck!), storage or projects and it is complete with a utility sink.