



**534 Canyon Cove W  
Lethbridge, Alberta**

**MLS # A2303629**



**\$1,075,000**

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,034 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Recreation Facilities, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** A Pool table

Experience refined luxury in this executive-style former Galko show home &mdash; 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 &mdash; 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 &mdash; a true sanctuary of sophistication.