



GRASSROOTS
REALTY GROUP

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8 Canyoncrest Point W Lethbridge, Alberta

MLS # A2117830



\$750,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,399 sq.ft.	Age:	2003 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Pantry, See Remarks, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, Stove, Washer, Dryer, All Window Coverings, All Silk Plants, Central Vac and Attachments, Garage Door Opener (x2), Garage Door Controls (x2), A/C, Sprinkler, Garage Heater, Basement Freezer

Step into luxury living with this exquisite former Galco show home nestled in the esteemed Paradise Canyon community. Proudly maintained by its single owner, this two-story masterpiece boasts a unique layout and lavish upgrades throughout. Bathed in natural light, the main floor showcases elegant hickory hardwood floors, ceramic tiles and a craftsman-style kitchen adorned with maple cabinets and a sprawling island, complemented by new top-of-the-line appliances. An inviting living room, complete with a wet bar and Majestic Coatings gas fireplace, offers a cozy retreat. The primary bedroom on the main floor is a haven of relaxation, featuring a generous walk-in closet and a spa-like ensuite with a claw foot soaker tub. Upstairs, a charming loft overlooks the main level, while three bedrooms provide ample space, including one ideal for a home office with its own private sun deck. The fully finished basement is an entertainer's dream, boasting a spacious family room, a bedroom, and a dedicated theater room equipped with Roxul soundproof insulation for optimal audio enjoyment. Outside, discover a serene backyard oasis with a cedar deck wired for a hot tub, perfect for al fresco gatherings, and bordered by tranquil coulees. Additional highlights include permanent outdoor lighting, new shingles installed in 2016, Hunter Douglas window coverings, and underground sprinklers. Don't miss the opportunity to call this meticulously crafted residence your new home.