



GRASSROOTS
REALTY GROUP

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**140 Canyoncrest Point W
Lethbridge, Alberta**

MLS # A2119473



\$1,550,000

Division:	The Canyons		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,500 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	2 full / 3 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

Heating:	In Floor, Forced Air, Geothermal	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco	Zoning:	R-L
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: Murphy bed in upstairs bedroom, hot tub, antique wine rack in basement, garage racks, garage fridge & freezer, water system for garden, outdoor fire place.

Step into the realm of unrivaled quality with this Frank Lloyd Wright Inspired contemporary masterpiece! Nestled in one of Lethbridge's most coveted neighbourhoods, this Douglas Bergen designed home with 5000 sq. ft. of living space offers a lifestyle of luxury and sophistication. Elevate your everyday with breathtaking views of the coulees and train bridge, a sight that will captivate you from every angle. As you approach your Bezooyen built bungalow, be greeted by a circular driveway and a bespoke custom front door, setting the tone for the exceptional experience that awaits within. Inside, discover a symphony of modern design and comfort. The main floor invites you to indulge in culinary delights in the high-end kitchen, boasting stainless steel appliances, induction stovetop, double ovens, and exquisite paper stone and quartz countertops. The Hearth room, dining room, and living room seamlessly flow together, all graced by the warmth of a two-sided ethanol fireplace and framed by panoramic vistas. Retreat to the primary suite oasis, where a dressing room, closet with built-ins, and a luxurious 5-piece Ensuite await, complete with a double shower and seating area. A second bedroom, accessible bathroom, and thoughtful amenities like a coat room ensure every need is met with effortless elegance. Descend to the lower level, where endless entertainment options await. Two additional bedrooms, an office, study, gym, and a soundproof theatre room offer ample space for relaxation and recreation. Step outside to discover two covered decks, a serene waterfall feature, and a spacious patio with a stone fireplace, perfect for alfresco gatherings and unwinding in the hot tub. If you love the outdoors this yard is for you! Embrace sustainability and efficiency with features like geothermal heating/cooling(no gas bill!), ICF concrete construction all the way to the rafters, spray foam

attic insulation, FSC certified wood throughout, Loewen windows and doors, and durable tile roofing. All of this adds up to a very high green status rating as well as helps with your utility bills! From the art alcoves to the hanging wine rack, every detail of this home has been meticulously crafted to delight the discerning buyer. This home truly has been thoroughly well thought out as you'll find in every detail including the lovely flowing layout and very usable spaces throughout, you'll love the natural brightness and large windows taking advantage of the stunning views. Don't miss the opportunity to call this architectural gem your own – schedule your private tour today and prepare to be enchanted by every exquisite detail!