



GRASSROOTS
REALTY GROUP

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202 Canyon Estates Way W
Lethbridge, Alberta

MLS # A2129721



\$1,050,000

Division:	The Canyons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,649 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Wet Bar		

Inclusions: Control 4 System, Security System, Speakers

Nestled in Canyon Estates, this modern sanctuary is the epitome of luxury and sophistication, featuring upgraded gas fireplaces and beautiful hardwood floors on both the main and second levels. The home's architectural prowess is showcased by a custom staircase with built-in lighting, and an open-concept design with matching custom beams that accentuate the main floor's ceiling. The gourmet kitchen features multiple upgrades including double wall ovens, a six burner gas stove, custom hidden storage in the enlarged center island, and many more features to be discovered. The acoustic experience is unparalleled with an integrated sound system throughout the home, while the master bathroom offers a spa-like retreat with a steam shower and heated floors. Prepared for the future, the residence includes a 240V plug in the garage for electric vehicles. The home boasts a zoned heating and air conditioning system managed by a Nest thermostat for ultimate climate control. The property's grandeur is further amplified by 8-foot doors, expansive 10-foot ceilings on the main floor, and 9-foot ceilings in the basement, with pocket doors and ambient lighting enhancing the home's seamless flow. Outdoor living is redefined with a gas firepit with custom seating, premium landscaping complete with an automated sprinkler system. Off the master bedroom is a private deck, where you can enjoy the mountain view. The home is also equipped with smart technology, including automated Hunter Douglas blinds and a Control 4 system that orchestrates indoor and outdoor lighting, entertainment systems, and security features, ensuring a living experience that is as convenient as it is luxurious. You truly have to see the home in person to appreciate all the care and detail throughout.

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