



**26 Canyon Close W
Lethbridge, Alberta**

MLS # A2134272



\$785,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,305 sq.ft.	Age:	1999 (25 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	No Neighbours Behind, Landscaped, Underground Sprinklers, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: 2 washers, 2 dryers

Have you been looking for a luxurious home that offers space, quality, functionality, has multiple bedrooms & a view? This could be the one for you! This home boasts 6 bedrooms plus a main floor office! Yes, you read that right! 4 bedrooms upstairs with an additional 2 bedrooms in the basement. The Master retreat is large and features a fireplace, jetted jacuzzi tub and a private deck to over look the amazing view of the coulees, perfect for those warm summer nights. The main floor is open and is perfect for a family or entertaining guests. The main floor laundry room consists of 2 washers, 2 dryers, a sink, cabinetry & room for a refrigerator/deep freezer. Downstairs you will love the big family room to gather in to watch movies, play games & make memories. It's comfy, cozy and the perfect gathering space. The backyard is private and has a stunning view of the coulees. It's picturesque to say the least! This is a gorgeous Executive home on the upper shelf in Paradise Canyon with over 3000 sq ft of developed living space and is awaiting its new owner to love and care for it as much as the current owner has.