



**559 Canyon Cove W  
Lethbridge, Alberta**

**MLS # A2135219**



**\$659,900**

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,382 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your dream home nestled on a sleepy cul-du-sac in the serene and prestigious community of Paradise Canyon, where luxury meets tranquility. This captivating residence offers over 2400 square feet of total living space, boasting a design that seamlessly blends elegance with functionality. As you enter, be greeted by the grandeur of vaulted ceilings that adorn the entire home, creating an atmosphere of openness and sophistication. The spacious floor plan effortlessly flows, offering four bedrooms and three and a half bathrooms, providing ample space for comfortable living. The heart of the home lies in the recently renovated kitchen, featuring exquisite new countertops, a stylish backsplash, and a brand new kitchen island crowned with waterfall quartzite countertops. State-of-the-art appliances enhance the culinary experience, making this kitchen a haven for cooking enthusiasts. Step out onto one of two decks, where you can savor your morning coffee or entertain guests while enjoying the picturesque surroundings. Descend to the family room, a sprawling sanctuary boasting 15+ foot tall ceilings and double-height windows that flood the space with natural light. Measuring an impressive 26x19 feet, this area offers endless possibilities for relaxation and entertainment. Access the second deck from here, or venture into the meticulously landscaped backyard oasis, where privacy and tranquility await. Retreat to the top level, where the luxurious primary bedroom awaits. Spacious enough to accommodate a king-size bed and more, it offers a haven of comfort and serenity. Pamper yourself in the opulent five-piece ensuite, complete with a jetted soaker tub, dual vanities, a walk-in shower, and a generously sized walk-in closet. Located on a peaceful cul-de-sac next to one of Alberta's premier golf courses, this home offers the perfect blend of

exclusivity and convenience. Don't be deceived by the listed square footage &ndash; this home offers far more space and luxury than meets the eye. Experience the epitome of refined living in this exceptional residence in Paradise Canyon.