



**255 Canyon Estates Way W  
Lethbridge, Alberta**

**MLS # A2135661**



**\$675,000**

<b>Division:</b>	The Canyons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,692 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, OTR Microwave, Above Ground Pool, Hot Tub, Window Coverings

Welcome to your dream home in The Canyons, where there's room for the entire family and every occasion. This inviting open-concept residence is perfect for growing families and avid entertainers alike. Effortlessly host memorable gatherings in the gourmet kitchen, featuring a large island, a practical walk-in pantry, and stunning views of the backyard. The expansive living area flows seamlessly into the dining room and kitchen, creating a warm and inviting space ideal for family time and entertaining guests. At the end of the day, retreat to the luxurious master suite on the main floor. Enjoy the spa-like experience of the walk-in shower, soak in the tub, and appreciate the generous closet space. During cooler evenings, gather around the cozy fireplace in the spacious family room. The walk-out basement offers easy access to your outdoor sanctuary, complete with a personal hot tub and an above-ground pool, perfect for relaxation and fun. With five spacious bedrooms and 3.5 baths, this home provides ample space for everyone. Whether you're hosting a lively gathering or seeking a peaceful retreat, every aspect of this residence exudes comfort and sophistication. This beautiful family home is ready to welcome you. Don't miss out—schedule a showing with your favorite realtor today and experience the perfect blend of comfort, style, and space in The Canyons!