



GRASSROOTS
REALTY GROUP

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**1043 Canyon Boulevard W
Lethbridge, Alberta**

MLS # A2142342



\$749,900

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,995 sq.ft.	Age:	2001 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Underground Sprink		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters, Storage, Wet Bar		

Inclusions: Stove (Induction), Bsmt Dishwasher, Garburator, Garage Heater, Kick sweeps in Laundry/Kitchen, Tesla Wall Connector, Electronic Air Filter, Pool Table and Accessories, Underground Sprinklers

Welcome to your slice of paradise in one of the most prestigious neighborhoods, where luxury and comfort merge in this stunning bungalow. With just under 2000 square feet on the main floor and an additional 1900 square feet on the lower level, this residence offers abundant space for both living and entertaining. As you step inside, the high ceilings and ample natural light create an inviting and spacious atmosphere. The open-concept design seamlessly connects the main living areas, offering breathtaking views of the adjacent park and pond that fill the home with a sense of serenity. At the heart of the home is the gourmet kitchen, designed with both functionality and elegance in mind. It features top-tier appliances, a raised dishwasher for easy access, ample storage, and a central island perfect for meal prep and casual dining. The dining area accommodates both intimate meals and larger gatherings, while the living room, adorned with new flooring, provides a cozy space for relaxation. Step out onto the expansive deck to enjoy serene mornings with stunning sunrises or host lively gatherings in the beautifully maintained backyard. Designed for minimal upkeep, this outdoor space allows you to enjoy your surroundings without the hassle of extensive maintenance. The primary suite serves as a luxurious retreat with an ensuite bathroom and a spacious walk-in closet, providing comfort and convenience. Two additional bedrooms on the main floor offer flexibility for family, guests, or a home office. The main floor laundry room, equipped with kick sweeps for easy cleaning, adds to the practicality of the home. The lower level is a haven for entertainment and relaxation. With its own separate entry leading to the backyard, this space includes a large family room with a cozy fireplace, a billiard table, and a theater room ideal for movie nights. Two more bedrooms and a

3-piece bathroom provide ample accommodation, while a half bath caters to guests. The in-floor heating ensures comfort throughout the year, making this level perfect for all seasons. The home boasts numerous thoughtful upgrades, including a garage with upgraded flooring, hot and cold water access, and a Tesla wall connector for modern living. An outlet in the pantry provides convenience for your freezer, and a new roof ensures long-term peace of mind. Additional features like a wet bar for entertaining and underground sprinklers to keep the lawn lush and green enhance the overall living experience. Explore this extraordinary property through a virtual tour and envision your life in this upscale, sought-after community. Welcome to a place where luxury and comfort converge, offering you the perfect blend of elegance and modern living.