



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

152 Canyoncrest Point W Lethbridge, Alberta

MLS # A2143099



\$1,187,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,776 sq.ft.	Age:	2011 (13 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Landscaped, Standard Shape		

Heating: Forced Air, Natural Gas, Radiant

Floors: Carpet, Cork, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Stone, Stucco

Foundation: Poured Concrete

Features: Breakfast Bar, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: As is Where is at possession

Welcome to 152 Canyoncrest Point West. Situated on one of the best lots in Paradise Canyon. This home has over 5500 sqft of living space with picturesque view of coulee. This home features 4 bedrooms upstairs, plus a cute hangout bonus room. 2 bedrooms downstairs, a massive office at the front door, PLUS it has 4 full baths and a half bath for your guests. This home has high end upgrades and quality throughout including Viking appliances, Miele dishwasher, Bosch ovens and more. Don't forget about triple car garage equipped with overhead a lift. Out back is where you can hang out and really enjoy your view on your massive deck. Here are some of the extra features you get. 6 burner gas range with griddle. Double wall ovens, Miele dishwasher, Viking refrigerator, washer/dryer on second floor in their own laundry room. Custom modern cabinetry, wine storage/cold room, central AC, central vac, underground sprinklers, and so much more. You really have to see this house to believe it. The lower walkout level is fully developed with two spacious bedrooms, rec room and a media room. Call your favourite realtor today to schedule your private viewing and experience the epitome of luxury living.