



**10 Canyon Green W
Lethbridge, Alberta**

MLS # A2147328



\$699,900

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,819 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Interior Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, See Remarks, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks, Tankless Hot Water		

Inclusions: Fridge, Double Wall Oven, Counter Top Stove, Dishwasher, Drawer Microwave, Kitchen Wine Cooler, Window Coverings Present, Movie Projector, Central Air Conditioning, Underground Sprinkler, Waterfall Pump System, 2 Garage Overhead Openers and Remotes, Security System (inactive)

Truly a one-of-a-kind home that embraces natural coulee topography, river valley environment, and manicured fairways! Have the maintenance free benefits of a condominium/strata lifestyle, without all of the rules and regulations!! Specifically designed for this lot and location you'll revel in the outstanding features offered here such as: the abundance of natural light, soaring vaulted ceilings, extremely open and airy layout, walk-out patios, and unique architecture. Other highlights are definitely the grand steel staircase that descends to the lower level, as well as the "secret" spiral staircase that drops you down from the primary bedroom to the fitness room. Costa Rican Teak hardwood, porcelain tiled flooring, and Italian marble throughout the kitchen round out the finer details. With the primary bedroom and the lower level bedroom (ideal for long term guests or room mate) there are currently 2 official bedrooms, with a 3rd that does not have adequate egress. But this could very well become a 4 bedroom home with a slight tweaking of the bonus room/office and fitness room below. Rest assured that this home was constructed properly right from day 1 with an engineered foundation including pilings. A monthly HOA fee of \$171 includes lawn service, snow removal, and helps to provide that maintenance free lifestyle. Contact your preferred Realtor and book a personal viewing today!