



**105 Canyon Close W
Lethbridge, Alberta**

MLS # A2147448



\$680,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,658 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Many Trees, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings		

Inclusions: fridge, stove, dishwasher, washer, dryer, above ground pool, hot tub

Discover your dream home in the serene landscapes of Lethbridge at 105 Canyon Close W, a spacious and thoughtfully maintained one-owner property nestled in a tranquil cul-de-sac. This stunning home offers 1,658 sqft of refined space, featuring five bedrooms and 3.5 bathrooms, catering to both comfort and privacy. At the heart of this family-friendly neighborhood, this home is truly built for a modern lifestyle with updates including new flooring and windows, enhancing its welcome ambiance. Step outside to find a private outdoor oasis perfect for entertaining and relaxation, complete with a hot tub, an above-ground pool, and a beautifully constructed pergola. Beyond the confines of the home, residents have the advantage of being just steps away from Canyon Close Park. Perfect for families, the park provides a safe and enjoyable environment for outdoor activities. Golf enthusiasts will appreciate the proximity to Paradise Canyon Golf & Country Club, offering a premium golfing experience surrounded by the breathtaking scenery of The Canyons. For your daily needs, Safeway and Save-On-Foods are merely a short drive away, ensuring convenience is at your doorstep. Engage in community events or explore the vast amenities of the thriving West Lethbridge area, from shopping destinations to educational facilities. This property is more than a home; it's a lifestyle waiting to be cherished. Schedule your viewing today and experience the perfect blend of tranquility and accessibility at 105 Canyon Close W.