



**523 Canyon Cove W
Lethbridge, Alberta**

MLS # A2148753



\$671,900

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,468 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Desert Front, Gazebo, Front Yard, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Sump Pump(s), Tankless Hot Water, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	N/A		

If you are looking for that perfect spotless and well maintained walk out 4 bedroom, 3 full bathroom bungalow in Canyoncrest, located on the upper bench, this is it. This home has upgrades throughout, some of which are a Google camera doorbell camera, Eco bee thermostat and Rinnai hot water on demand controlled via app or thermostat, many upgraded extra cabinets, drawers, and granite throughout. All sun exposed windows have been tinted to eliminate possible sun damage to your furniture or flooring and reduce power/gas consumption from your air conditioner and furnace. The main level has lots of light with a large sunroom off the living room, dining room which expands your entertainment and inside space for 3 seasons. Two large bedrooms or Master and large office on the main floor with another 2 huge bedrooms in the basement and all with lots of closet space and light. This home has a bright finished walkout basement with ceilings, loads of full height windows and light. The basement has space for a pool or games table or the possibility to add another bedroom and comes with a bar area that's tucked out of the way for entertaining. A spacious pie shaped lot and low maintenance yard with Gazebo, shed, turf, desert landscaping, a stream water feature and drip system for ease and peaceful relaxation. The fully finished heated garage is a huge 24' x 26' with 12' ceiling height and a storage loft with easy entrance from the stairwell. This home has too many upgrades to list and is a definite must see. --