



**295 Canyon Boulevard W  
Lethbridge, Alberta**

**MLS # A2151040**



**\$729,900**

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,639 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Skylight(s), Wet Bar		

**Inclusions:** N/A

Here is your opportunity to own a beautiful home in Paradise Canyon! This bungalow backs onto hole 14 in the Paradise Canyon Golf Course (the same golf course featured in the Canadian Tour 3 times!), and you can enjoy the beautiful coulee views this home boasts all year round with the partially covered deck. Inside the home is bright and spacious, with plenty of skylights throughout the home. The kitchen features gorgeous maple cabinetry and quartz countertops, with a spacious kitchen island. With an open floor plan with the dining and living room, it's the perfect space for having the whole extended family over for the holidays! With 27 built in speakers throughout the house and deck, you can have your holiday music playing throughout the home wherever you are. In the master bedroom you can find more outstanding details, such as heated flooring in the bathroom, a massive jetted tub, beautiful light fixtures, a large walk in closet, and access to the deck so you can enjoy your morning coffee with a view! The walk-out basement has spacious shuttered windows to keep it bright, with a family room, and a theatre room with a wet bar, an additional bedroom, and a 3 piece bathroom with heated flooring make it a great addition. Plenty of storage space, plus a massive workshop, so you can enjoy all your hobbies from the comfort of your home! Built by Shaun Scotney, this home was built to last, engineered with 75 screw piles in the foundation down to the bedrock. The Paradise Golf Course features it's own restaurant, pro shop, with a gym, tennis court, swimming pool and jacuzzi right in the neighborhood for you! No detail has been overlooked in this home or the neighborhood, and to truly appreciate you have to see it in person!