



**232 Canyon Estates Way W  
Lethbridge, Alberta**

**MLS # A2195341**



**\$750,000**

<b>Division:</b>	The Canyons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,757 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** Fridge, gas stove, BI double ovens, BI microwave, washer, dryer, window coverings, a/c, garage heater, 3 TV mounts, underground sprinklers with drip system, moveable shed

Beautiful custom home, built by Neuhaven Developments located in the executive area of Canyon Estates. From the outside, you will love the colors and curb appeal, looking at the triple car garage, covered front walk way feature and exposed aggregate concrete. Step inside, WOW. Beautiful & bright entry way with tall ceilings gives a great first impression. Head upstairs, this living area is gorgeous. Large U shaped kitchen with stainless steel appliances, corner pantry and large center island... this is such a great entertaining space open directly to the dining room. The living room shoots up to 12 ft ceilings and has a rock feature wall fireplace going all the way up. A funky 4 piece bathroom and bedroom with double closets complete the main level. Head upstairs and take a quick turn around, this is a great view of the entry way and main level. The laundry room is located up here along with the master retreat. The master bedroom is a great size with tray ceilings with lighting. The ensuite has a spa like feel with ceramic tile, double vanity with make-up area in the center, soaker tub and tiled shower. Then you see the master closet.. this has to be one of the biggest closets you've ever seen, complete with built ins! You don't even need a dresser! The basement is fully developed with family room complete with walk out access, electric fireplace with built ins and wet bar! There are 2 more bedrooms, a 5 piece bathroom and another laundry room! Head to the backyard where you will find a huge concrete covered deck and fully professionally landscaped yard complete with underground sprinklers and drip system for every plant and tree. The triple car garage is heated, has floor drain and hot/cold water taps. Other features include hardie board siding, air conditioning and central vacuum. Located in a quiet subdivision, across the street from walking path that leads to lake and playground.