



**140 Canyoncrest Point W  
Lethbridge, Alberta**

**MLS # A2201534**



**\$1,399,800**

<b>Division:</b>	The Canyons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,511 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, In Garage E		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), No Neighbours Behind,		

<b>Heating:</b>	In Floor, Geothermal, Heat Pump	<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>	ICFs (Insulated Concrete Forms), Stone, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Hot Tub, Garage Fridge and Freezer, Wine rack, Murphy bed, Garage racks, Outdoor fireplace, Watering system for garden

The Canyons are the perfect setting for this Frank Lloyd Wright inspired contemporary residence that was meticulously designed to take full advantage of the most breathtaking views and oversized lot. The River valley, High level bridge, and City skyline are focal points to be enjoyed from this custom crafted Bezooyen home. Imagine 5000 sq ft of luxurious living space that offers appeal and functionality at every turn. The design and finishing characteristics are truly impressive. Concrete tile roofing, acrylic stucco finish, Loewen windows and doors, exposed aggregate driveway to the garage complete with in-floor heating, floor drains, a charging outlet for an electric vehicle, and a separate equipment room for storage, plus mature landscaping front and back are just the beginning. A solid wood custom front door welcomes you to an expansive foyer and an immediate WOW factor impression. Notable interior attributes include large windows and elevated ceilings that accentuate the main level, stacked natural stone pillars and feature walls, Forest Stewardship Council (FSC) certified wood products used throughout, white oak flooring, maple interior doors, and extensive use of high-end woodwork and cabinetry throughout. The kitchen is a focal point with its exceptional features and sensibility. An abundance of quality maple cabinetry, walk-in pantry, brand new quartz countertops, high end appliances and fixtures, massive island with breakfast bar, and an adjacent Hearth room with a unique 2-sided ethanol fireplace. Hosting family and guests is a pleasure as this space flows effortlessly into an expandable dining area and out onto the covered deck and sheltered patio. The location of the Primary bedroom offers privacy and comfort as well as luxury. Features include peaceful nature views, built-in maple finished cabinetry with drawer systems in the bedroom and walk through closet, a

deluxe ensuite bathroom with a generous shower enclosure as well as double sinks. Comfort qualities continue as you move on to the lower level. Cozy in-floor heating, spacious family room, games area, a soundproofed 2-tiered theatre room with projector, gym with rubberized flooring, additional bedrooms, bathrooms, media room, and study offer space for everyone to enjoy. The walk-up feature door provides convenient access to the backyard entertainment and lounge areas as well. Patio, fireplace, waterfall feature, Arctic Spa hot tub, covered upper deck, garden space and of course, the view. On the technical side of things, a 12" thick Insulated Concrete Foundation (ICF) was utilized to accentuate the Nordic heat pump system which is supplemented by Geothermal heating and cooling. This eliminates a gas bill and elevates the Certified Built Green status of the home to a Platinum rating of 89. This truly is an exceptional residence and setting that will appeal to a discerning Buyer. Call your Real Estate Professional today to arrange a viewing.