



GRASSROOTS
REALTY GROUP

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**503 Canyon Cove W
Lethbridge, Alberta**

MLS # A2207412



\$569,900

Division:	The Canyons		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,771 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions:	Underground sprinklers
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This is your ticket to Paradise; don't waste another second! Come check out this beautiful corner lot 2-storey home in the Canyons. Right away, you'll notice the curb appeal this home offers along with a stunning wrap-around veranda where you and your family can grow old in your front porch rocking chairs. Inside the home, you can't help but appreciate the gas fireplace and open kitchen (with island), featuring a walkthrough pantry. The garage is very spacious and heated, with loads of room for vehicles and personal storage. The main floor also comes equipped with a den/office (currently being used as 5th bedroom), laundry, and a half bath. Upstairs, there are 3 bedrooms, 2 of which share a bathroom with dual sinks, shower, and their own private entrances. The master ensuite offers a similar package, with the addition of a walk-in closet and jetted tub. Yowza! What more could you want? How about a nice, roomy basement? The basement is completely developed with a bedroom, bathroom, and plenty of size for a pool table, exercise equipment, or man cave! You'll appreciate the outdoors as well with a stunning, spacious backyard with UG sprinklers and multi-tier deck. To top it all off, the sellers have recently updated the hot water tank (2024). Call your REALTOR® today for a showing!