



GRASSROOTS
REALTY GROUP

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**503 Canyon Cove W
Lethbridge, Alberta**

MLS # A2207412



\$579,900

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
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, Granite Counters, Soaking Tub, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Underground sprinklers

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 main floor also comes equipped with a den/office, 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 and multi-tier deck. Call your REALTOR[®] today for a showing!