



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2208299



\$649,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | The Canyons | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,692 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Few Trees, Irregular Lot, Lawn | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home | | |

Inclusions: fridge, stove, dishwasher, washer, dryer, OTR microwave, window coverings, hot tub

Welcome to your dream home in The Canyons, where there's room for the entire family and every occasion. This inviting open-concept home is perfect for growing families and avid entertainers alike. Effortlessly host memorable gatherings in the gourmet kitchen, featuring a large island, brand-new stainless steel appliances, a practical walk-in pantry, and stunning views of the backyard. The expansive living area flows seamlessly into the dining room and kitchen, creating a warm and inviting space ideal for family time and entertaining guests. At the end of the day, retreat to the luxurious master suite on the main floor. Enjoy the spa-like experience of the walk-in shower, soak in the jetted tub, and appreciate the generous closet space. During cooler evenings, gather around the cozy fireplace in the spacious family room. The walk-out basement offers easy access to your outdoor sanctuary and hot tub, perfect for relaxation and fun. With five spacious bedrooms and 3.5 baths, this home provides ample space for everyone. Whether you're hosting a lively gathering or seeking a peaceful retreat, every aspect of this residence exudes comfort and sophistication. This beautiful family home is ready to welcome you! Don't miss out—schedule a showing with your favourite REALTOR® today and experience the perfect blend of comfort, style, and space in The Canyons!