



GRASSROOTS
REALTY GROUP

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

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

MLS # A2208299



\$635,000

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 forever family home in The Canyons—where there's room to grow, play, and make lasting memories. This spacious, open-concept home is thoughtfully designed for busy family life and effortless entertaining. The heart of the home is the stunning kitchen, featuring a large island perfect for casual meals or homework sessions, brand-new stainless steel appliances, a walk-in pantry for easy storage, and beautiful backyard views to enjoy while you cook. The main living area flows seamlessly into the dining space and kitchen, creating a warm, inviting space where everyone can be together—whether it's for family dinners, movie nights, or birthday parties. Cozy up by the fireplace on cooler evenings or host summer barbecues with easy access to the backyard from the walk-out basement. You will love the peaceful main-floor primary suite, complete with a luxurious ensuite featuring a walk-in shower, jetted tub, and a spacious walk-in closet. Upstairs and downstairs, you'll find four more large bedrooms—perfect for kids, guests, or even a home office or playroom. With 3.5 bathrooms and plenty of room for everyone, this home offers the ideal balance of function and comfort. And when it's time to relax, step outside to enjoy the hot tub and backyard space made for family fun and quiet evenings under the stars. From everyday living to special family moments, this home truly has it all. Come see why families love living in The Canyons—schedule your private showing today with your favourite REALTOR®!