



GRASSROOTS
REALTY GROUP

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**106 Canyoncrest Court W
Lethbridge, Alberta**

MLS # A2211074



\$540,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,490 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions:	Garage Heater
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Welcome to 106 Canyoncrest Court W! Luxury at its finest in this beautifully designed, executive modified bi-level home, perfectly situated on a desirable corner lot in Paradise Canyon, one of Lethbridge's most sought-after neighborhoods. This stunning 4-bedroom home offers a truly unique layout with two spacious bedrooms tucked above the garage, creating the perfect private retreat for family or guests. The main floor features a show-stopping master suite complete with a spa-inspired ensuite and a generous walk-in closet that dreams are made of. Downstairs, you'll find a fourth bedroom ideal for guests, a home office, or your personal gym. The heart of this home is its open-concept main floor, where the chef's kitchen, dining area, and living room blend seamlessly to create a space made for connection and entertaining. Soaring ceilings, elegant finishes, and natural light flood every corner, elevating everyday living. Step outside to your oversized back deck—a true entertainer's paradise, perfect for summer BBQs, late-night lounging, or simply taking in the peaceful vibes of the neighborhood. Add in the oversized double attached garage, and you've got room for all your toys and tools with room to spare. From curb appeal to creature comforts, this home has it all—high-end finishes, thoughtful upgrades, and a location that puts you close to walking trails, parks, and all the amenities of West Lethbridge. Don't miss your chance to own a home that checks every box.