



Anne French
Your REALTOR®
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41 Canyoncrest Point W Lethbridge, Alberta

MLS # A2282691



\$584,900

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,677 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Private, Underground Sprink		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Fridge, stove, OTR microwave (as is a few bottoms don't work), dishwasher, window hardware & coverings, tv wall mounts & bracket, U/G Sprinklers, hot tub, central air, 2 fireplace stand ups (as is), bar stools x5, washer/dryer, front wicker furniture, central vac canister, faux fireplace as is

Welcome to this lovely 5-bedroom, 3-bathroom bi-level home offers 2,790.9 sq. ft. of thoughtfully designed living space, including a fully developed lower level—perfect for families of all sizes. Huge potential for multigenerational with access to the basement from the garage! Step into the inviting open-concept main floor featuring a spacious kitchen, dining area, and living room ideal for entertaining. This level also includes two bedrooms, a 4-piece bathroom, and convenient main-floor laundry. A few steps up, you'll find a private primary retreat complete with a generous walk-in closet and a bright 5-piece ensuite. The fully finished lower level boasts two more large bedrooms, a sprawling family/games room, and another full bathroom—plenty of space for relaxing, entertaining, or accommodating guests. Situated on a nicely sized corner lot in a sought-after neighborhood, this home offers beautiful curb appeal and a backyard ready for enjoyment. You will love the huge covered deck! Plus there's main floor laundry, a fully finished garage, central air conditioning, underground sprinklers & more bonus features! Just minutes from the renowned golf course and close to the club with an outdoor pool, biking and walking trails, and stunning coulee views—this is a lifestyle opportunity you don't want to miss. Enjoy ideal sun exposure year-round with this home's southeast-facing front and northwest-facing backyard. Start your day with beautiful morning light streaming into the front rooms, while the shaded entry remains cool during hot afternoons. The backyard is perfectly positioned to soak up the warm afternoon and evening sun—ideal for relaxing on the patio, entertaining, or enjoying Lethbridge's stunning prairie sunsets. A fantastic orientation for both comfort and outdoor living. Location. Layout. Lifestyle. This

home has it all—come see for yourself!