

**44 Canyon Boulevard W
Lethbridge, Alberta**

MLS # A2299884



\$665,900

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,610 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, Over		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Few Trees, F		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Central air, central vac & attachments, 2 garage door openers & control(s), dishwasher, fridge, stove, microwave, range hood, washer, dryer, window coverings, ceiling fan(s), underground sprinklers, media screen, projector, shed- all goods as is where is.

Set against a backdrop of breathtaking coulee and mountain views, this beautifully appointed Canyon Blvd home blends sophistication with comfort, offering a peaceful retreat in one of Lethbridge's most desirable settings. Welcome to 44 Canyon Blvd—where stunning views take center stage. Enjoy these spectacular coulee and mountain vistas from nearly every rear-facing window or while relaxing on the covered deck—an incredible setting for both quiet moments and entertaining. This thoughtfully designed 1,610 sq. ft. bi-level offers the feel of a bungalow, featuring a bright, open-concept main floor with hardwood floors and large picture windows that perfectly frame the views. The spacious kitchen, dining, and living area is ideal for both everyday living and entertaining. The kitchen is both stylish and functional, highlighted by a large island with breakfast bar seating—perfect for gathering. The living room showcases a cozy gas fireplace and soaring vaulted ceilings, enhancing the sense of space and light. The main level includes a generous second bedroom or office, a convenient 2-piece bath, and a beautifully designed primary retreat with views, a walk-through ensuite, expansive walk-in closet, and direct access to the main floor laundry—an ideal blend of luxury and practicality. Downstairs, the fully developed lower level offers a large family room with a second gas fireplace, creating a warm and inviting atmosphere. A dedicated theatre room—complete with screen and projector—adds an elevated entertainment experience. Two additional spacious bedrooms, a 4-piece bath, and a well-appointed utility room with excellent storage complete the space. The oversized heated garage features built-in cabinetry and a man door, while additional highlights include underground sprinklers, central A/C, all appliances included,

and a landscaped yard with 2 dog runs. Ideally located near parks, scenic walking trails, ponds, and Paradise Canyon Golf Course, this home offers a refined lifestyle surrounded by natural beauty.