



Anne French
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534 Canyon Cove W Lethbridge, Alberta

MLS # A2303629



\$1,075,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,034 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot		

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Recreation Facilities, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: A Pool table

Experience refined luxury in this executive-style former Galco show home — a masterful blend of elegance, comfort, and exceptional design. Boasting over 4,000 sq. ft. of premium living space, including a bright walkout basement, this meticulously crafted residence offers breathtaking views of the lake and waterfall. Inside, you'll find rich hardwood floors, granite countertops, and a chef-inspired kitchen complete with a brand-new gas range, dual dishwashers, and generous prep and entertaining space. The dual-zone HVAC system, along with a furnace and hot water tank both approximately 3 years old, ensures efficient, year-round comfort throughout the home. The spa-inspired primary ensuite invites you to unwind with a marble shower and jacuzzi tub — your personal retreat for relaxation and rejuvenation. The fully finished walkout lower level is designed for entertaining and leisure, featuring a state-of-the-art theatre room, a fully equipped gym, wet bar, and a cozy gas fireplace. Another elegant fireplace graces the main living area, enhancing the home's warmth and ambiance. Additional upgrades include brand-new carpeting throughout the basement, a new water softener, and numerous thoughtful touches that elevate both function and style. Located in the prestigious Paradise Canyon community, this one-of-a-kind property exemplifies upscale living at its finest — a true sanctuary of sophistication.