

**65 Canyoncrest Point W
Lethbridge, Alberta**

MLS # A2319317



\$614,900

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,228 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Private, Treed, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Garage Heater		

Why Buy New? This Immaculate Paradise Canyon Walkout Already Has Everything Done For You.. Super energy-efficient walkout bi-level in sought-after Paradise Canyon! Offering over 2,400 sq. ft. of fully developed living space, this exceptional home features 4 bedrooms, 3 full bathrooms, a heated attached garage, central A/C, central vacuum, underground sprinklers, and professionally landscaped grounds. The open-concept main floor showcases a stunning rock fireplace and a chef-inspired kitchen with nearly 50 cabinets and drawers, a large island, corner pantry, and high-end stainless steel appliances. The fully developed walkout basement offers a spacious family room with a second fireplace, two additional bedrooms, a full bath, and a dedicated laundry room. Enjoy outdoor living with a large screened in - covered deck, ground-level patio, gas hookups, and a beautifully maintained yard. Quality triple-pane, double-hung windows and Peka roll shutters on most windows provide exceptional comfort, energy efficiency, security, privacy, and blackout sleeping conditions. Solar panels and an impressive 92% energy efficiency rating help keep utility costs low. Pride of ownership is evident throughout this move-in-ready home in one of West Lethbridge's most desirable neighbourhoods.