

**642 Canyonview Landing W  
Lethbridge, Alberta**

**MLS # A2324933**



**\$999,000**

<b>Division:</b>	The Canyons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Land		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Pantry, Skylight(s), Tankless Hot Water, Wet Bar		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, A/C, shed (as is/where is), 2 garage door openers + 2 remotes, central vac + attachments, basement bar fridge, indoor sauna unit, U/G sprinklers, stand-up freezer in garage

Welcome to executive living in The Canyons, one of West Lethbridge's most prestigious neighbourhoods. Tucked away on a quiet cul-de-sac and backing onto a serene pond, this spacious walkout bungalow sits on a meticulously manicured pie lot with exceptional privacy and breathtaking views. (You can see the Rocky Mountains on a clear day!) The open-concept main floor is designed for both everyday living and effortless entertaining. Towering windows in the Great Room pour sunlight over the space, while the upgraded kitchen anchors it all with a shimmering granite island. At the front of the home is a generously sized den (or 5th bedroom), including large closet, with complementary 4-piece bath in the hall. The main-floor primary offers another pond view plus a luxurious 5-piece ensuite, ensuring all the creature comforts of single-level living. The spacious walkout basement adds a massive family room, wet bar, 3 more bedrooms, an oversized 4-piece bath, and direct access to the walkout patio. Both the upper deck and walkout patio feature tinted glass enclosures &mdash; sheltered outdoor living at its best &mdash; while the wide pie lot ensures the backyard feels like a private retreat. A large, heated double attached garage rounds out everything this home has to offer. Executive bungalows like this are an exceptional find in West Lethbridge. Don't miss your opportunity to call The Canyons home.