

534 Canyon Cove W Lethbridge, Alberta

MLS # A2332364



\$989,000

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:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, Skylight(s), Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	A Pool table		

Executive-style former Galco show home in prestigious Paradise Canyon, backing onto a pond with beautiful lake views. This impressive home offers about 4,000 sq. ft. of developed living space, including a bright walkout basement, an open-concept main floor with generous living areas, and a fully developed lower level with a theatre room, gym, wet bar, gas fireplace, and walkout access. ***Features***The home showcases hardwood flooring, granite countertops, a chef-inspired kitchen with plenty of prep and entertaining space, two gas fireplaces, and a spa-inspired ensuite with a marble shower and jacuzzi tub. ***Recent Updates*** Recent updates include a dual-zone furnace and hot water tank approximately 3 years old, brand-new basement carpet, one year old water softener, brand-new dual dishwashers, and a one-year-old gas range. A spacious and well-updated luxury home in one of Lethbridge's most desirable communities.