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4 Canyoncrest Point W
Lethbridge, Alberta

MLS # A2351653

$777,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,606 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Private, Standa		

Heating:	Geothermal	**Water:**	-
Floors:	Concrete, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed, Stone, Vinyl Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, stove, dishwasher, microwave, hood fan, washer, dryer, blinds, RO filtration system, vacuflo and attachments, garage heater, U/G sprinklers, hanging pot holder, shed, permanent lighting, garage shelving

Quiet luxury meets energy efficiency with this stunning bungalow in The Canyons! This green home enjoys geothermal heating, low e argon gas windows throughout, irrigated and near maintenance free yard, reverse osmosis (RO) system in kitchen and so much more. There's a laundry list of upgrades, including Hunter Douglas blinds throughout with kitchen and living room updated to cordless, Home One permanent outdoor lighting, heated double attached garage, fully wind screened deck with 95% on west wall and 65% on south and Trex covered deck and lower deck. The main floor has gorgeous solid maple hardwood floors, highlighted by soaring vaulted ceilings, an open concept entertaining area complete with gas fireplace and a granite adorned kitchen with maple cabinetry and gas stove. The fridge and dishwasher are 2 years old and the kitchen connects to a walk-through pantry that attaches to the mud room with laundry (washer/dryer are 4 years old). There's a guest bedroom/office on the main floor, half bathroom and your primary retreat: enjoy coulee views, a 5 piece ensuite with claw-foot soaker tub, tiled shower, dual vanity and water closet, topped off with a walk-in closet! The basement has a huge family room with wet bar, two additional bedrooms, 4 piece bathroom and storage space. The south-facing yard means you can soak up the sun all day long, there's a walking path right out your back gate and with that walking path stretching beside this home, there's hardly even a neighbour on one side!

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