

**382 Canyon Meadows Road W
Lethbridge, Alberta**

MLS # A2353799

\$659,900

Division:	The Canyons		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,816 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Other, Rectangular Lot, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, Basic front landscaping with sod and shrub or tree only, hoodfan

Janus Homes features this beautiful BRAND NEW 2 storey home with over 1,800 sq ft of living in The Canyons! Quality is evident throughout the home with built-ins throughout the home. While some give you vinyl siding and no deck, this home has hardy board siding (your insurance company will thank you), deck built with high quality Trex decking so you can actually use your deck as soon as moving in. The stylish kitchen features floor to ceiling cabinets (no dust collecting on top of these ones) also features a great walkthrough butlers pantry with built in cabinets and what could be a great coffee bar. Don't miss the amazing ensuite. The ensuite is spa like with soaker tub and beautiful full tile shower. Two closets in the primary will make it tough to have too many clothes. This home has too many upgrades to list. The basement just needs your finishing touches and the front yard will come landscaped per architectural controls. Only steps away from the coulees, parks and walking paths, you'll love this community!