

**107 Canyon Estates Way W  
Lethbridge, Alberta**

**MLS # A2202153**



**\$612,500**

<b>Division:</b>	The Canyons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached, Workshop in Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shed

Welcome Home! This well appointed bungalow with a three car garage has to be seen. Located in The Canyons, which is close to Paradise Canyon golf course, walking paths, and schools. When you step into the main foyer you'll walk past a den with a closet that can either be a small guest bed or office. The open concept kitchen, living room, and dinning area has a beautiful vaulted ceiling with skylight that makes the entire space feel bright and open. The master suite with large walk-in closet and 3 piece ensuite is connected to the laundry room and creates a fantastic flow through the main floor. in the basement you have a very large family room area with an attached wet bar and flex room which can be used as an exercise area or games room. Finished off with two more large sized bedrooms in the basement and another full bathroom and this 4 bed - 3 bed bungalow can't be missed. Call your favourite Realtor today to arrange a showing.