# \$718,000 - 32 Canyoncrest Point W, Lethbridge

MLS® #A2228106

## \$718,000

3 Bedroom, 3.00 Bathroom, 1,444 sqft Residential on 0.15 Acres

Paradise Canyon, Lethbridge, Alberta

This is the Paradise Canyon coulee-view bungalow that you have been waiting for!!! Expertly constructed by Signature Homes - the quality and craftsmanship is second to none. Features include an open, sun-filled South facing floor plan, a luxurious primary suite with a 5 piece ensuite and an oversized walk-in closet, maple cabinetry, granite countertops, hardwood floors, main floor office and laundry, a fully developed basement with an enormous family room with a beautiful fireplace, 2 additional bedrooms, a fully finished oversized storage room, high efficiency furnace with central air conditioning, reverse osmosis water system, a fully finished 26 x 24 foot double attached garage, low maintenance landscaping, and a nearly 300 square foot covered deck with stunning views of the coulees. Bungalows like this don't come along very often in the ultra-quiet Paradise Canyon neighbourhood. This one has it all... your dream home awaits!!!

Built in 2005

#### **Essential Information**

MLS® # A2228106 Price \$718,000

Bedrooms 3

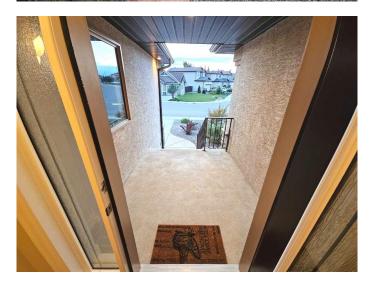
Bathrooms 3.00

Full Baths 2

Half Baths 1







Square Footage 1,444
Acres 0.15
Year Built 2005

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 32 Canyoncrest Point W

Subdivision Paradise Canyon

City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K 7Y4

### **Amenities**

Parking Spaces 2

Parking Double Garage Attached, Insulated

# of Garages 2

#### Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, No Smoking Home,

Vaulted Ceiling(s), Skylight(s)

Appliances Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Lighting

Lot Description Back Yard, Landscaped, Rolling Slope

Roof Asphalt Shingle

Construction Brick, Concrete, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 6th, 2025

Days on Market 39
Zoning R-L

# **Listing Details**

Listing Office SUTTON GROUP - LETHBRIDGE

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