



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**704 Gold Canyon Bay S
Lethbridge, Alberta**

MLS # A2276122



\$1,598,000

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,680 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Insulated, Off Street, Triple Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	City Lot, Cul-De-Sac		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Currently under construction, this beautiful home located in prestigious Gold Canyon Estates in a quiet cul-de-sac on a 1/3 acre pie shaped lot features three bedrooms, four bathrooms, a flex room, great room, family room, games room and much more. You can still choose your style of cabinets, floor coverings, wall colors, etc.