



GRASSROOTS

REALTY GROUP

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**530 Canyon Cove W
Lethbridge, Alberta**

MLS # A2296857

\$1,000,000



Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,714 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behin		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: Dishwasher, Wolf Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, All Window Coverings, Garage Door Opener, Home Theater, Control 4 system and new touch panel, Built in speakers, Bar Fridge, Central Air Conditioner, Car lift, water softener, permanent Christmas lights, Central Vacuum, Underground sprinklers, Pool table and all accessories, Couch in media room, Bar stools in kitchen and by the bar, Hot tub as is.

Experience elevated living in this exceptional former Signature Show Home, crafted with a level of detail and timeless design. Perfectly positioned to capture tranquil lake and park views, this home offers an unmatched combination of luxury, comfort, and privacy in one of the most desirable neighbourhoods. From the moment you step inside, the quality is undeniable. Intricate coffered ceilings, expansive windows, and a grand fireplace framed by custom wood built-in bookcases create a warm yet sophisticated main living space. Rich hardwood floors flow throughout, complementing the home's elegant architectural features. The chef's kitchen is both beautiful and functional, complete with a spacious pantry designed to inspire culinary creativity and effortless entertaining. Main floor laundry adds everyday convenience, while the recently upgraded Control4 smart home system ensures modern living at your fingertips. Retreat to the luxurious primary suite, where large windows invite in natural light and peaceful views. The spa-inspired five-piece ensuite offers a serene escape at the end of the day. The fully developed walkout lower level is an entertainer's dream. Enjoy movie nights in the dedicated theatre room (which can easily convert back to a bedroom if desired), relax by the gas fireplace, or host gatherings around the pool table and wet bar. Step outside to your private hot tub area for the ultimate unwind. Backing onto a serene stream, pond, and expansive greenspace, the backyard offers exceptional privacy. The generous upper deck — partially enclosed with privacy glass — allows you to enjoy peaceful morning coffees or evening sunsets year-round, with half of the deck covered for added comfort in any season. Additional highlights include heated basement floors, a newly installed hot water tank/boiler, and a garage

equipped with a car lift for your prized vehicle. Meticulously maintained here is a rare opportunity to own a showpiece home in an extraordinary setting. Call your realtor today and book a showing.