



**100 Canyoncrest Point W
Lethbridge, Alberta**

MLS # A2308972



\$1,010,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,755 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Gas Stove, Dishwasher, Hoodfan, 5 Kitchen Bar Stools, 2 Bar Stools in Basement, Fridge in Basement Kitchen, Washer, Dryer, Garage Heater, Central AC, Central Vac & Attachments, tv and tv mount in living room upstairs, downstairs bathroom cabinet, pool table & accessories, shed, solar panels, hot tub, fire pit, rain barrel system, built in stereo system (Russ Sound), all window coverings (except basement bedrooms)

Discover luxury living in the exclusive community of Paradise Pointe with this exceptional craftsman-style bungalow backing directly onto the coulees of Paradise Canyon. Situated on a beautifully landscaped and fenced 79' x 123' lot, this executive home offers over 3,300 sq. ft. of fully developed living space designed for upscale comfort and entertaining. The bright open-concept main floor is filled with natural light and showcases premium finishes throughout, including granite countertops, a custom birchwood kitchen, and rich knotty alder doors and trim. With 5 bedrooms and 3 bathrooms, and room to spare, this home offers flexibility for families, professionals, and guests alike. The fully developed basement features a massive recreation room, wet bar, and additional entertaining space, while the large deck and patio overlook the stunning coulee landscape. Additional highlights include an oversized double attached garage, integrated solar panel system, built in home stereo system, and a prestigious west Lethbridge location near Paradise Canyon Golf Resort. A rare luxury bungalow offering privacy, craftsmanship, and breathtaking natural surroundings in one of Lethbridge's most sought-after neighbourhoods.