



**GRASSROOTS**

REALTY GROUP

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**788 Canyonview Close W  
Lethbridge, Alberta**

**MLS # A2320162**



**\$889,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Paradise Canyon   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 2,057 sq.ft.  | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Triple Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Creek/River/Stream/Pond, No Back Lane, No |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s) |                   |     |

**Inclusions:** Fridge, Cooktop, Double Ovens, OTR Microwave, Window Coverings, Central AC, dishwasher

788 Canyonview Close W is the executive family home you have been waiting for. Located in one of West Lethbridge's most desirable communities, this impressive property offers the space, finishings, layout, and lifestyle features that are so hard to find. From the moment you pull up, the triple garage makes a strong first impression. Step inside and you are welcomed by a large front foyer with plenty of room for the whole family to come and go comfortably, while still offering just the right amount of privacy from the main living space. The living room features one of 3 gas fireplaces in the home! From there, the home opens beautifully into a bright and spacious main floor with tall ceilings, an open concept design, and large windows across the back of the home that fill the space with natural light. The kitchen is a dream for anyone who loves to cook, host, or simply gather with family. You will appreciate the generous cabinet and counter space, the sprawling kitchen island, quartz countertops, custom cabinetry, stainless steel appliances, dishwasher, fridge, and built in double ovens. This is a kitchen designed for real everyday living, but finished with the quality you would expect in an executive home. Upstairs, the layout continues to shine with two great sized kids bedrooms, a beautiful 4 piece main bathroom, and the convenience of a full laundry room exactly where you want it. The master suite is the true highlight of the second level, offering a spacious bedroom, walk in closet, and an ensuite that feels like your own private retreat. Complete with a separate tub and shower, a large quartz vanity, and plenty of room to unwind, this is the kind of space that makes the end of a long day feel a little easier. Oh, and did I mention another gas fireplace up here in the master? The fully developed walkout basement adds even more value and flexibility. Downstairs you will find a

spacious family room, an entertaining wet bar, the 4th and 5th bedrooms, and another 4 piece bathroom. The custom woodworking throughout the basement was designed with style, function, and entertaining in mind, creating a warm and inviting space for family movie nights, guests, teenagers, or game day gatherings. Enjoy a good movie, and a nice fire on your 3rd gas fireplace! Step outside from the walkout basement and enjoy the backyard setting with the pond behind you. This is not just a beautiful backdrop, it is part of the lifestyle. Over the years, the current owner has helped build and maintain the neighbourhood skating rink on the pond. Now the question is, will your family be the one that carries on the tradition and brings the neighbourhood together for a good old fashioned game of pond hockey? Equipment can be left with the house. With a triple garage, executive finishings, 5 bedrooms, 4 bathrooms, a walkout basement, wet bar, upstairs laundry, 3 gas fireplaces, and a pond backing location, this home truly checks all the boxes. Do not miss your chance to own this home!