



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**19 Canyoncrest Court W
Lethbridge, Alberta**

MLS # A2334982



\$639,900

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,944 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Interior Lot, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	underground sprinklers, all window coverings,		

You will feel something special the moment you enter this spectacular two-story executive home with fully finished walk-out basement located in the highly desirable Paradise Canyon community. Natural light floods the home from large windows throughout, elevating the craftsmanship of this exquisite 4 bedroom, 3.5 bathroom 1,944 sqft home. The living room with sweeping ceiling is anchored by custom cabinets while the gas fireplace brings extra warmth to this gathering space. The kitchen is appointed with ample cabinets and functional counter space, featuring new LG Studio stainless steel appliances with gas range and corner pantry making meal-prep a breeze. The dining room opens to an extra-large covered deck with privacy glass to deliver a lounging oasis, plumbed (gas) for the BBQ. A dedicated office (that could be a fifth bedroom if desired) and half-bath near the entryway adds a nice touch. The main floor also boasts a stacked laundry with utility sink conveniently co-located in the mudroom leading to the finished, heated, oversized double-door attached garage with 12' tall ceiling. Upstairs you will find the primary bedroom with spacious 4-piece ensuite with soaker tub, double sinks and walk-in closet. Across the hall are two additional bedrooms, linen closet and full bath outfitted with stacked LG washer/dryer so no more lugging laundry up/down stairs. The thoughtfully finished walkout basement with extra storage contains one bedroom, 3-piece bathroom and kitchenette that can either expand your living space or be utilized as a basement suite. The open concept design features large picture windows in the dining and living/rec room space keeping it from feeling like a basement and leads to a large fenced, beautifully landscaped yard (in-ground sprinklers) with sheltered covered patio that wraps around the back of the house. Many evenings will be

spent outdoors around the fire pit nestled in the corner, plus there is a shed to store all your yard and gardening tools. This home is perfect for a growing family, entertaining, or downsizing with the comfort of a self-contained suite to easily accommodate fledging or aging family members and guests. Don't miss it. View the online tour and then book in your private showing today!