



GRASSROOTS
REALTY GROUP

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1027 Canyon Boulevard W
Lethbridge, Alberta

MLS # A2338441



\$989,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,473 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Garage Heater, Central A/C

Welcome to this high end custom built bungalow in prestigious Paradise Canyon. Another exceptional home by Kalegaric Homes, this fully developed walkout offers approximately 2,850 sq. ft. of beautifully finished living space, combining thoughtful design, quality craftsmanship and luxury finishes throughout. The main floor immediately impresses with its bright, open-concept design and exceptional attention to detail. The living room is highlighted by a striking custom coffered ceiling with detailed trim work and integrated pot lighting, creating an architectural focal point that sets this home apart. Hardwood flooring and an electric fireplace add warmth to the space, while the adjoining kitchen features stylish two-tone cabinetry, a large centre island, pantry and generous workspace, perfect for everyday living and entertaining. The primary suite offers a private retreat with a luxurious 5-piece ensuite featuring dual sinks, a soaker tub and glass enclosed shower. The adjoining walk-in closet has been thoughtfully finished with custom built-in cabinetry, drawers and shelving, providing exceptional storage and organization. A second main floor bedroom, 4-piece bathroom and convenient laundry room with cabinetry complete the main level. The foyer features custom built-in bench seating and storage, while barn style sliding doors add another touch of character to the home's contemporary design. The fully developed walkout basement provides an impressive extension of the living space with two additional bedrooms, a 4-piece bathroom, spacious recreation/family room with gas for and wet bar creating an ideal setting for entertaining, overnight guests or additional family living. Outside, the yard is ready for the new owners to bring their own vision and customization. An impressive triple car heated garage provides abundant space for vehicles, storage, hobbies

and recreational equipment. Located in the highly sought after Paradise Canyon community, this exceptional home delivers the craftsmanship, space and upscale finishing expected from Kalegaric Homes, all within one of Lethbridge’s premier neighbourhoods.