



GRASSROOTS
REALTY GROUP

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**634 Canyonview Landing W
Lethbridge, Alberta**

MLS # A2345359



\$740,000

Division:	The Canyons		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,548 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Walk-In Closet(s)		

Inclusions: Window coverings, underground sprinklers, attached shelving in garage, moveable shed as is.

Welcome to this meticulously maintained, move-in-ready, one-owner home situated in The Canyons with scenic views of Canyon's pond. This bi-level with bonus features the primary on the main floor, complete with a 5-piece ensuite and a walk-in closet. Also on the main, you will find a convenient guest powder room and a beautiful kitchen with a corner pantry and quartz countertops. From the dining area and the living room, which has a gas fireplace, you can enjoy views of the lake and walking paths, and easy access to the covered deck. Upstairs above the garage, you'll find two bedrooms and a full bathroom. The fully developed walkout basement expands your living space with two additional bedrooms and a third full bathroom. Another highlight of the home is the triple garage, heated and insulated with plenty of shelving. Outdoors, the property is fully fenced, beautifully landscaped, and equipped with front and back underground sprinklers. There is also gravel at the side of the home that can accommodate a small trailer. With a completed pre-inspection for ultimate peace of mind, this home has been cared for with exceptional pride and is ready for its next chapter. Call your favorite REALTOR® today to view.