



GRASSROOTS
REALTY GROUP

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220 Canyon Estates Way W
Lethbridge, Alberta

MLS # A2346969



\$839,900

Division:	The Canyons		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,314 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Street Lighting, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Side-by-side fridge/freezer, 5 Burner gas cooktop, Double Oven, Built-in Microwave, Garburator, Washer and Dryer, Window Coverings including curtains, rods, and blinds, Electric Blinds, Exterior Speakers, Water Softener, Gemstone Exterior Lighting, Gas Furnace in Garage, Sink in garage, All Shelving in garage attached to walls, All TV Mounting brackets, Shelving on wall in basement bedroom, Control 4 Receiver, Underground Sprinklers, Central Vacuum and Attachments, 2 x Garage Door Remotes, Door bell camera, Sandbox

Custom wood detailing, soaring ceilings and thoughtful storage make this Canyon Estates home as functional as it is beautiful. Built in 2016 on a corner lot, it offers over 2,314 sq. ft. plus a fully developed basement, four bedrooms and 3.5 bathrooms. Wood exterior accents, Hardie board siding, wood-accented garage doors, black windows and Gemstone lighting create striking curb appeal. An oversized window brightens the spacious foyer, with a tucked-away half bath and barn doors opening to an office or playroom. The living room impresses with approximately 20-foot ceilings, expansive windows, custom wood detailing, a floating TV console, a 100" electric fireplace and floating shelves. Open to the living and dining areas, the kitchen features white quartz countertops, a large island, an oversized fridge/freezer combination, double wall ovens, a five-burner gas cooktop, stainless steel hood fan, farmhouse sink and dishwasher. Pots-and-pans drawers offer practical storage, while a walk-through pantry connects to the mudroom with built-in lockers and a large seasonal closet. The oversized heated garage measures approximately 27' x 11' and is drywalled and painted, with a sink and abundant storage. A maple railing with glass inserts leads upstairs to three generous bedrooms, a full bathroom and a well-appointed laundry room. The primary retreat features a coffered ceiling with wood inlay, a floating TV console and dresser storage. Its spacious walk-in closet offers built-ins, display shelving and direct laundry access. A large folding counter, cabinetry and hanging rack make laundry day easier. The ensuite invites relaxation with a freestanding tub, walk-in shower with ceiling-height tile, a bench and body sprays, plus a generous vanity with a makeup area and illuminated mirror. The developed basement

provides room for movie nights, games and gatherings, with a gas fireplace, floating TV console and extensive built-in cabinetry. A fourth bedroom and full bathroom provide comfortable space for family or guests. Two outdoor living areas offer space to relax: a private, sheltered patio tucked beside the home behind the garage, and a covered deck off the kitchen and dining area with a gas line for a future fireplace. Exterior speakers and underground sprinklers add everyday convenience. Additional features include zoned heating, on-demand hot water, an HRV system, Control4 integration for speakers and TVs, central vacuum with toe-kick sweep inlets and a water softener. Bright gathering spaces, smart connections between rooms and beautiful custom finishes complete this thoughtfully designed family home. From the welcoming entry to the organized mudroom and convenient closet-to-laundry connection, the layout brings ease to busy family routines. Generous windows fill the gathering spaces with light, while wood accents and extensive built-ins carry a cohesive style throughout the beautifully finished home. Call your favorite REALTOR® today to arrange a viewing!