



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

103 Canyon Terrace W
Lethbridge, Alberta

MLS # A2348714



\$829,000

Division:	Paradise Canyon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,618 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, gazebo, granite dining table, A/C, 2 story shed, gemstone lighting

Elegance, privacy and exceptional outdoor living await in this beautifully maintained executive bungalow, perfectly positioned on a 10,000+ sq. ft. corner lot in prestigious Paradise Canyon. Just moments from the golf course, walking paths and Oldman River, and coulees, this 1,600 sq. ft. home offers comfortable main-floor living with spacious entertaining areas, hardwood floors, gas fireplaces, large windows, primary suite with ensuite and walk-in closet, second bedroom, den/office/third bedroom and main-floor laundry. But the backyard is truly the showstopper. Extensively landscaped with new sod, trees, fencing, perennials, concrete patio, Quick Curb and rubberized paving over concrete out front of home, this private outdoor oasis is made for entertaining and enjoying the best of summer. The lower level adds an expansive family room with updated bar, granite countertops, accent lighting, games area and generous guest space with covered gazebo on the new deck space. And then there is the spectacular two-storey detached outbuilding with a pellet stove — an incredible bonus space for a man cave, hobby room, guest retreat, entertaining or storage. With Gemstone exterior lighting, extensive landscaping and exceptional outdoor spaces, this is a rare Paradise Canyon property where the lifestyle continues well beyond the walls of the home.