



Anne French
Your REALTOR®
Love where you live.

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255 Canyon Estates Way W
Lethbridge, Alberta

MLS # A2135661



\$649,900

Division:	The Canyons		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,692 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, OTR Microwave, Above Ground Pool, Hot Tub, Window Coverings

Welcome to your dream home in The Canyons, where there's room for the entire family and every occasion. This inviting open-concept residence is perfect for growing families and avid entertainers alike. Effortlessly host memorable gatherings in the gourmet kitchen, featuring a large island, a practical walk-in pantry, and stunning views of the backyard. The expansive living area flows seamlessly into the dining room and kitchen, creating a warm and inviting space ideal for family time and entertaining guests. At the end of the day, retreat to the luxurious master suite on the main floor. Enjoy the spa-like experience of the walk-in shower, soak in the tub, and appreciate the generous closet space. During cooler evenings, gather around the cozy fireplace in the spacious family room. The walk-out basement offers easy access to your outdoor sanctuary, complete with a personal hot tub and an above-ground pool, perfect for relaxation and fun. With five spacious bedrooms and 3.5 baths, this home provides ample space for everyone. Whether you're hosting a lively gathering or seeking a peaceful retreat, every aspect of this residence exudes comfort and sophistication. This beautiful family home is ready to welcome you. Don't miss out—schedule a showing with your favorite realtor today and experience the perfect blend of comfort, style, and space in The Canyons!