



Anne French  
Your REALTOR®  
Love where you live.

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84 Canyon Boulevard W  
Lethbridge, Alberta

MLS # A2174915



**\$639,900**

<b>Division:</b>	The Canyons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,911 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, garage door opener(s) & remote(s), window coverings, central air conditioner

If you are considering the fantastic neighbourhood of Paradise Canyon and want the most stunning view of the coulees you have just found THE home!! Built in 2000, this home has been lovingly maintained and the pride of ownership is evident as soon as you arrive at the home! From the beautifully landscaped front and back yards with mature trees, bushes, other plants, and spectacular back deck, to the heated double attached garage, this four bedroom, three and a half bathroom property is one of a kind! This home backs on to the coulees, providing you immense privacy and peace with its fully fenced backyard! Some of the incredible features throughout the home include: concrete roof, heated floors in the ensuite bathroom, underground sprinkler system, and central vacuum system extending to the garage for your vehicle's convenience, hardwood floors, central air conditioning, soaring ceilings in the front sitting room and formal dining room, granite countertops, stainless steel appliances, and real wood cabinetry in the kitchen, a huge laundry room, powder room, and large windows allowing in a ton of natural light! There is another dining space just off the kitchen and a good sized living room off the kitchen as well! Upstairs, families will appreciate having three bedrooms on the same floor including a STUNNING primary bedroom. Complete with a newly renovated ensuite bathroom, with a soaker tub and huge walk-in shower! The primary bedroom is its own oasis with a sitting/reading nook, a spacious walk-in closet and TONS of windows to once again enjoy the view and the natural light. The basement has 9 ft ceilings, plenty of living space, lots of storage areas, the fourth bedroom and another full bathroom. If you are looking for privacy, grandiosity, and just an overall well-kept and maintained home, this is the one!!

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