

**514 Canyon Cove W  
Lethbridge, Alberta**

**MLS # A2186441**



**\$728,000**

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,715 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Wet Bar		

**Inclusions:** N/A

Welcome to this beautiful custom-built raised bungalow in Paradise Canyon. The property is located in a great neighborhood and backs on to the green strip with creek views from the large back deck. It features a 36'x24' triple garage with a massive driveway for lots of off-street parking and minimal yard work. This home has been nicely updated with 3 good sized bedrooms and 3 bathrooms, a huge family room with a wet bar and a basement walkout. The kitchen has quartz countertops with a large island and an open layout that leads to the dining area and living room. There's also an office on the main floor and a den in the basement and plenty of room for hosting friends and family gatherings and entertaining. Book your private viewing today!