

**756 Canyonview Close W
Lethbridge, Alberta**

MLS # A2189741



\$649,900

Division:	The Canyons		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,468 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

This is a wonderful opportunity to own a beautiful bungalow in Paradise Canyon, featuring 5 bedrooms, 2 up and 3 down, and 2 1/2 bathrooms. The master-suite, with lots of natural light, boasts a spacious 5-piece ensuite and roomy walk-in-closet. The open concept main floor, with hardwood throughout, provides ample space for entertaining or quiet evenings, and the no-maintenance deck off the dining room will allow endless days enjoying the view of the city. The additional bedroom upstairs is perfect for guests or a home office, and the main floor laundry completes everything you need on one floor. As you descend the curved staircase, you enter the expansive family room, complete with a full bathroom and three additional bedrooms. This space is perfect for the kids, crafts, or even a gym. Outside, you can enjoy the low maintenance xeriscape yard and your cedar flowerbed in the front will bloom in the spring with perennials of all kinds. Newly installed solar panels will help curb the high cost of electricity and the two-car garage even has enough room for a small workshop. Beautiful bungalows like this do not come on the market very often, especially in this desirable neighborhood.