\$709,999 - 295 Canyon Boulevard W, Lethbridge

MLS® #A2207300

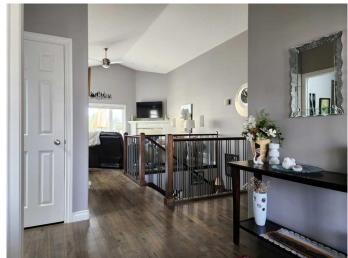
\$709,999

3 Bedroom, 3.00 Bathroom, 1,637 sqft Residential on 0.18 Acres

Paradise Canyon, Lethbridge, Alberta

Tucked away at the edge of Paradise Canyon, this stunning residence epitomizes luxury living. Built on a solid poured concrete foundation reinforced with 75 piles extending down to bedrock and featuring 1" rebar every foot, this home is designed for durability. Located in a peaceful cul-de-sac with picturesque views of the coulees along the Old Man River, it effortlessly blends serene surroundings with contemporary elegance. With a rear entrance leading directly to the Paradise Canyon Golf Resort Hole #14, you can enjoy a convenient pit stop during your round or simply relax while watching others tackle the #1 rated course in Southern Alberta for 26 consecutive years. This course has also been ranked among the top 60 in Canada and hosted the Canadian Men's Open in 2008. with the Alberta Amateur event set for June this year! The resort offers a luxurious restaurant, clubhouse swimming pool, and tennis courts, making it a true destination. The home features three bedrooms, a dedicated office space, and three bathrooms. Upon entry, you'll be welcomed by vaulted ceilings that enhance the spacious ambiance, paired with modern paint and fixtures throughout. The chef's kitchen is a culinary haven, boasting skylights, stainless steel appliances, a gas stovetop, and an oversized island with elegant stone countertops. Custom tiling and a corner pantry add both practicality and style. The dining area, featuring a built-in hutch, opens to a balcony that promotes seamless







indoor-outdoor living. The open-concept kitchen flows into the living space, where large windows and a gas fireplace create a warm and inviting environment. Your personal retreat awaits in the primary bedroom, complete with a walk-in closet and a 4-piece ensuite featuring in-floor heating, a glass shower and jetted soaker tub. Step out onto the walkout balcony to savor breathtaking views of the coulees, along with a sheltered sitting area perfect for unwinding. The main floor also includes a convenient laundry room equipped with a sink and built-in cabinetry. This home is equipped with 27 Built-In speakers throughout the entire house and deck so that you can enjoy your tunes inside or out with the upmost convenience. The fully finished basement expands your living area, offering an additional bedroom and a 3-piece bathroom also with in-floor heat. The custom bar area, featuring a stone countertop, sink, and wine fridge, overlooks the recreation roomâ€"an ideal space for relaxation. The family room opens to a back patio, showcasing stunning views and direct access to trails and green spaces. A spacious workshop and plenty of storage options cater to all your needs. The attached double-car garage adds convenience, while the beautifully landscaped yard, adorned with perennials, enhances the home's curb appeal. This property is a rare gem in a highly sought-after south Lethbridge location, promising a lifestyle of comfort and sophistication. Reach out to your REALTOR® today to schedule your personal tour!

Built in 2011

Essential Information

MLS® # A2207300

Price \$709,999

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,637 Acres 0.18

Year Built 2011

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 295 Canyon Boulevard W

Subdivision Paradise Canyon

City Lethbridge
County Lethbridge
Province Alberta

Postal Code T1K 6V2

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Bar, Built-in Features, Central Vacuum, High Ceilings, Jetted Tub,

Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Skylight(s),

Soaking Tub, Sump Pump(s), Wet Bar, Wired for Sound

Appliances See Remarks

Heating Forced Air, Fireplace(s), In Floor, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Electric, Gas, Living Room, Other

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line

Lot Description Backs on to Park/Green Space, On Golf Course, Low Maintenance

Landscape, Landscaped, Street Lighting, Underground Sprinklers

Roof Clay Tile

Construction See Remarks, Stucco

Foundation Poured Concrete, Piling(s), See Remarks

Additional Information

Date Listed April 10th, 2025

Days on Market 130 Zoning DC

HOA Fees 170

HOA Fees Freq. MON

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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