

**32 Canyoncrest Point W
Lethbridge, Alberta**

MLS # A2228106



\$718,000

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | Paradise Canyon | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,444 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Insulated | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Rolling Slope | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Concrete, Stucco, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Skylight(s), Vaulted Ceiling(s) | | |

Inclusions: None

This is the Paradise Canyon coulee-view bungalow that you have been waiting for!!! Expertly constructed by Signature Homes - the quality and craftsmanship is second to none. Features include an open, sun-filled South facing floor plan, a luxurious primary suite with a 5 piece ensuite and an oversized walk-in closet, maple cabinetry, granite countertops, hardwood floors, main floor office and laundry, a fully developed basement with an enormous family room with a beautiful fireplace, 2 additional bedrooms, a fully finished oversized storage room, high efficiency furnace with central air conditioning, reverse osmosis water system, a fully finished 26 x 24 foot double attached garage, low maintenance landscaping, and a nearly 300 square foot covered deck with stunning views of the coulees. Bungalows like this don't come along very often in the ultra-quiet Paradise Canyon neighbourhood. This one has it all... your dream home awaits!!!