

# \$718,000 - 32 Canyoncrest Point W, Lethbridge

MLS® #A2228106

**\$718,000**

3 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.15 Acres

Paradise Canyon, Lethbridge, Alberta

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!!!

Built in 2005

## Essential Information

MLS® #	A2228106
Price	\$718,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,444
Acres	0.15
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	32 Canyoncrest Point W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7Y4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Lighting
Lot Description	Back Yard, Landscaped, Rolling Slope
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 6th, 2025

Days on Market              36

Zoning                         R-L

### **Listing Details**

Listing Office                SUTTON GROUP - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.