

255 Canyon Estates Way W
Lethbridge, Alberta

MLS # A2242891



\$635,000

Division:	The Canyons		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,692 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Irregular Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: Fridge, stove, dishwasher, washer, dryer, OTR microwave, window coverings, hot tub

Welcome to your forever home in The Canyons—a beautifully designed retreat where your family can grow, gather, and create lasting memories. This spacious, open-concept residence is perfect for modern family living and effortless entertaining. At the heart of the home is a gorgeous kitchen featuring a generous island ideal for casual meals, homework sessions, or catching up with friends. You'll love the brand-new stainless steel appliances, walk-in pantry, and picturesque backyard views that make cooking a joy. The main living area flows seamlessly into the dining space and kitchen, creating a warm and inviting atmosphere—whether you're hosting holiday dinners, movie nights, or weekend birthday parties. On cooler evenings, gather around the cozy fireplace in the family room, and when the weather warms up, take the celebration outside with direct access to the backyard from the walk-out basement. The main-floor primary suite is a true sanctuary, offering a peaceful escape with a luxurious ensuite that includes a walk-in shower, jetted tub, and an expansive walk-in closet. With four additional large bedrooms upstairs and downstairs, there's room for everyone—whether it's for family, guests, or a dedicated office or playroom. With 3.5 well-appointed bathrooms and plenty of flexible space, this home blends comfort, style, and everyday functionality. Step outside to enjoy a private backyard oasis complete with a hot tub—perfect for unwinding after a long day or enjoying quiet evenings under the stars. From everyday living to special family moments, this home truly has it all. Come see why families love living in The Canyons—schedule your private showing today with your favourite REALTOR®!