

57 Canyon Boulevard W  
Lethbridge, Alberta

MLS # A2211624



\$641,350

<b>Division:</b>	Paradise Canyon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,614 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Underground Sprinklers, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Quartz Counters, See Remarks, Skylight(s)		

**Inclusions:** Fridge (as is), u/g sprinklers w/drip system, couch in theatre room, shed, grey Curio at bottom of the stairs.

Stunning Bungalow with Breathtaking Coulee & City Views! Have you ever dreamt of waking up to panoramic coulee and city views? This sprawling 1,614 sq. ft. bungalow makes that dream a reality! Thoughtfully designed with 3+1 bedrooms, 3 full bathrooms, and a soundproof tiered theatre room, this home offers the perfect blend of comfort, luxury, and functionality. Natural light pours in through a skylight and expansive windows, showcasing stunning views from multiple rooms. Step outside to a large rear deck overlooking the beautifully landscaped yard, complete with Trex decking and a built-in drainage system. The current owners have meticulously updated the home over the years, with standout features including quartz countertops, modernized bathrooms, updated windows and shingles (2013-2017), gemstone lighting, and an advanced water monitoring system that detects leaks and monitors usage. Hidden upgrades like Roxul sound dampening insulation between floors, insulated doors in the theatre room and cold storage, plus a high-efficiency furnace and A/C (approximately 10 years old), further enhance the home's quality. Additional features such as a cozy fireplace, main floor laundry, underground sprinklers with a drip system, and two gas lines on the deck add to the home's convenience and charm. Nestled in a quiet location, this well-loved home is a rare opportunity to enjoy spectacular views and thoughtful upgrades in a truly exceptional setting.