



969 Canyonview Place W, Lethbridge, Alberta - \$989,900



Main Photo

Property Description

If you've been waiting for a truly rare property in West Lethbridge, this is it. Located in an exclusive cul-de-sac, 969 Canyonview Place West is a custom-built executive bungalow that backs directly onto the coulees and faces a quiet neighbourhood pond - a combination that has only come up once in the last five years.

This home offers over 3,200 sq ft of total living space with 5 bedrooms, 2.5 bathrooms, and a naturally bright walk-out basement. Inside, you'll find a stunning main floor with coffered tray ceilings, hardwood flooring, four skylights, and triple-pane argon windows throughout. The open-concept kitchen is loaded with thoughtful upgrades, including floor-to-ceiling maple cabinetry, granite countertops, stainless steel appliances, a raised dishwasher for added convenience, a gas stove, two sinks, and an oversized butler's pantry with extra counter space and hidden storage.

Enjoy smart audio/video technology wired through the entire home, two gas fireplaces, and in-floor heating in both the basement and primary ensuite. The fully developed walk-out basement includes a large family room, a wet bar, a second fireplace, and luxury leather vinyl plank flooring.

Additional upgrades include spray foam insulation, central A/C, a tankless hot water heater, air exchange system, and a heated double garage with hot and cold water hookups. The landscaping is professionally designed and meticulously maintained, complete with underground sprinklers.

This is a rare opportunity to own a show-stopping property with unbeatable views, top-tier features, and a location that rarely becomes available.

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