

# \$749,900 - 295 Canyon Boulevard W, Lethbridge

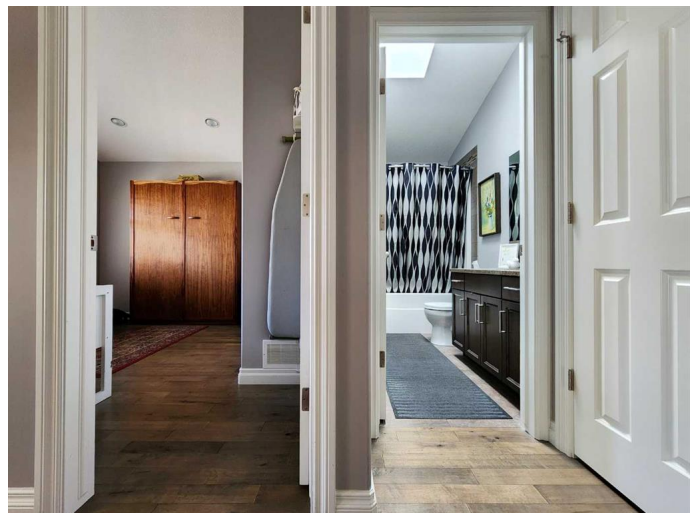
MLS® #A2207300

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,637 sqft  
Residential on 0.18 Acres

Paradise Canyon, Lethbridge, Alberta

Tucked away at the edge of Paradise Canyon, this stunning residence epitomizes luxury living. Built on a solid poured concrete foundation reinforced with 75 piles extending down to bedrock and featuring 1" rebar every foot, this home is designed for durability. Located in a peaceful cul-de-sac with picturesque views of the coulees along the Old Man River, it effortlessly blends serene surroundings with contemporary elegance. With a rear entrance leading directly to the Paradise Canyon Golf Resort Hole #14, you can enjoy a convenient pit stop during your round or simply relax while watching others tackle the #1 rated course in Southern Alberta for 26 consecutive years. This course has also been ranked among the top 60 in Canada and hosted the Canadian Men's Open in 2008, with the Alberta Amateur event set for June this year! The resort offers a luxurious restaurant, clubhouse swimming pool, and tennis courts, making it a true destination. The home features three bedrooms, a dedicated office space, and three bathrooms. Upon entry, you'll be welcomed by vaulted ceilings that enhance the spacious ambiance, paired with modern paint and fixtures throughout. The chef's kitchen is a culinary haven, boasting skylights, stainless steel appliances, a gas stovetop, and an oversized island with elegant stone countertops. Custom tiling and a corner pantry add both practicality and style. The dining area, featuring a built-in hutch, opens to a balcony that promotes seamless



indoor-outdoor living. The open-concept kitchen flows into the living space, where large windows and a gas fireplace create a warm and inviting environment. Your personal retreat awaits in the primary bedroom, complete with a walk-in closet and a 4-piece ensuite featuring in-floor heating, a glass shower and jetted soaker tub. Step out onto the walkout balcony to savor breathtaking views of the coulees, along with a sheltered sitting area perfect for unwinding. The main floor also includes a convenient laundry room equipped with a sink and built-in cabinetry. This home is equipped with 27 Built-In speakers throughout the entire house and deck so that you can enjoy your tunes inside or out with the upmost convenience. The fully finished basement expands your living area, offering an additional bedroom and a 3-piece bathroom also with in-floor heat. The custom bar area, featuring a stone countertop, sink, and wine fridge, overlooks the recreation room—an ideal space for relaxation. The family room opens to a back patio, showcasing stunning views and direct access to trails and green spaces. A spacious workshop and plenty of storage options cater to all your needs. The attached double-car garage adds convenience, while the beautifully landscaped yard, adorned with perennials, enhances the home's curb appeal. This property is a rare gem in a highly sought-after south Lethbridge location, promising a lifestyle of comfort and sophistication. Reach out to your REALTOR® today to schedule your personal tour!

Built in 2011

### **Essential Information**

MLS® #	A2207300
Price	\$749,900
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	1,637
Acres	0.18
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	295 Canyon Boulevard W
Subdivision	Paradise Canyon
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 6V2

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Wet Bar, Bar, Jetted Tub, Sump Pump(s), Wired for Sound
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Other
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line
-------------------	--------------

Lot Description	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Street Lighting, On Golf Course, Underground Sprinklers
Roof	Clay Tile
Construction	Stucco, See Remarks
Foundation	Poured Concrete, Piling(s), See Remarks

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	12
Zoning	DC
HOA Fees	170
HOA Fees Freq.	MON

### **Listing Details**

Listing Office            RE/MAX REAL ESTATE - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.