

57 Canyon Boulevard W
Lethbridge, Alberta

MLS # A2211624



\$641,350

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

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Cork | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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.

Welcome to Paradise! Stunning Bungalow with Breathtaking Coulee & City Views! With 1,614 sq. ft. main floor and a fully finished basement (2007), this thoughtfully designed bungalow with 3+1 bedrooms, 3 full bathrooms, and a soundproof tiered theatre room offers the perfect blend of comfort, luxury, and functionality. Natural light pours through the skylight and expansive windows, showcasing stunning views from multiple rooms. Step outside to the large rear Trex deck (2015) overlooking the magnificent park-like landscaping to experience peace and tranquility. The property has been meticulously updated with standout features including Taj Royale quartz countertops (2022), modernized bathrooms (2023), updated windows (2013-2017), doors (2021), shingles (2014), Gemstone lighting (2021), and a Phyn Plus Smart Water System (2021) that monitors usage, detects leaks and mitigates costly damage through automatic water shutoff. Natural eco-friendly cork flooring (2007) on the main floor is backed by TORLYS 25-year wear guarantee and Lifetime Structural Warranty. Hidden upgrades like Roxul sound dampening insulation between floors, insulated doors in the theatre room and cold storage, plus high-efficiency furnace (2014) and A/C (2014), further enhance the home's quality. Many additional features include a cozy gas fireplace, main floor laundry, double garage with additional space for a golf cart, underground sprinklers and drip system, two gas lines on the deck plus tons of storage space adds 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. It backs onto Protected River Valley Parkland so there will be no future development behind the home. All renos and upgrades were

completed by professionals. Pet & smoke free. Home Inspections (2006 & 2025) revealed no major issues or deficiencies. Total livable sqft is just under 3000! Paradise Canyon—one of Lethbridge’s most peaceful and scenic communities. Perfect for those seeking a quiet, safe, and relaxed lifestyle, this neighbourhood offers easy access to nature with three nearby parks and two tranquil lakes all within walking distance. Residents can enjoy a shale walking and biking trail just beyond the backyard gate, connecting you directly to the University of Lethbridge, the river valley, and an extensive trail system beyond. Despite its proximity to amenities, Paradise Canyon offers serene surroundings with very low noise levels. Plus, for golf enthusiasts, the Paradise Canyon Golf Resort is just down the hill—making it easy to fit in a quick round or enjoy a meal with a view. If you don't want to miss out contact your realtor today to set up a time to view this beautiful home!