

# \$1,039,800 - 969 Canyonview Place W, Lethbridge

MLS® #A2233589

**\$1,039,800**

5 Bedroom, 3.00 Bathroom, 1,747 sqft

Residential on 0.15 Acres

The Canyons, Lethbridge, Alberta

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.

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233589    |
| Price          | \$1,039,800 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,747       |
| Acres          | 0.15        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 969 Canyonview Place W |
| Subdivision | The Canyons            |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1K 5R9                |

**Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |

# of Garages 2

## Interior

Interior Features Bar, Bookcases, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Crown Molding, Smart Home, Skylight(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Range, Other

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out, Exterior Entry

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Private, See Remarks, Lake

Roof Asphalt Shingle

Construction Concrete, Stone

Foundation Poured Concrete

## Additional Information

Date Listed June 23rd, 2025

Days on Market 52

Zoning R-L

## Listing Details

Listing Office Lethbridge Real Estate.com

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