

# \$1,125,000 - 530 Canyon Cove W, Lethbridge

MLS® #A2245786

**\$1,125,000**

4 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 0.14 Acres

The Canyons, Lethbridge, Alberta

Prepare to be impressed by this remarkable former Signature Show Home, designed with an exceptional level of craftsmanship and attention to detail. From the moment you step inside, the intricate coffered ceilings, grand fireplace with custom wood bookcases, and expansive windows showcasing tranquil views of the lake and park set the tone for a truly special property. The chef's kitchen, complete with a spacious butler's pantry, is sure to inspire culinary creativity, while features like rich hardwood floors, heated basement floors, main floor laundry, and a recently upgraded Control4 smart home system add both comfort and convenience. The garage even includes a car lift for your prized vehicle. The luxurious primary suite offers large windows, and a spa-inspired 5-piece ensuite. Downstairs, you'll find the ultimate entertainment space with a theatre room (convertible back to a bedroom if desired), gas fireplace, pool table, wet bar, and walkout access to a private hot tub area. Backing onto a serene stream, pond, and greenspace, the upper deck is partially enclosed with privacy glass allowing you to enjoy the views without being seen. Meticulously maintained and thoughtfully upgraded, this home is a rare opportunity you won't want to miss. Call your favourite REALTOR® today to book a showing!!

Built in 2006



## Essential Information

MLS® #	A2245786
Price	\$1,125,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,696
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	530 Canyon Cove W
Subdivision	The Canyons
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2N4

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 5th, 2025
Days on Market	1
Zoning	R-L

## Listing Details

Listing Office	REAL BROKER
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