

# \$1,075,000 - 969 Canyonview Place W, Lethbridge

MLS® #A2233589

**\$1,075,000**

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	\$1,075,000
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, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Skylight(s), Smart Home, Walk-In Closet(s), Wet Bar, Tankless Hot Water

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

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

## 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 1

Zoning R-L

## Listing Details

Listing Office Lethbridge Real Estate.com

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