

**322 Canyon Meadows Road W  
Lethbridge, Alberta**

**MLS # A2277428**

**\$599,900**



<b>Division:</b>	The Canyons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
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<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
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<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
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<b>Basement:</b>	Full	<b>LLD:</b>	-
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<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CL
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<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
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<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters		
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<b>Inclusions:</b>	Fridge, stove, dishwasher, microwave hood fan, garage door opener + remote		
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A thoughtfully designed bungalow by Janus Homes backing onto a green space - the ideal home for someone hoping for main floor living! It's not often you find bungalows, especially one with a view! This modern home enjoys a west-facing backyard, meaning you'll get to soak up the sun all summer! The tall ceilings, rich tones and elegant finishes lend themselves to the uniqueness of this build. There's a main floor laundry room, 4 piece bathroom with plentiful counter space and a spare bedroom or office, the primary suite boasts a tray ceiling with 4 piece ensuite (dual sinks!) and walk-in closet. The kitchen enjoys natural light that highlights the gorgeous walnut tones of the cabinetry, statement quartz counters and walk-in pantry. The basement is undeveloped but offers tons of space to make your own - including an additional 2 bedrooms and bathroom along with large family room. The yard has direct access to walking paths that connect to the coulees and Canyons Park!