

\$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 21

Zoning R-L

Listing Details

Listing Office Lethbridge Real Estate.com

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.