

For Sale on Market

**\$655,000**

Call 7133771022 Today!

## SINGLE FAMILY, 5 BEDS, 4 FULL & 1 HALF BATH(S)

New Price..motivated seller! Outstanding home on 3 acres in The Canyons. Custom, one owner 2 story classic with lots of extras. MOTHER IN LAW QUARTERS w/ full bath, kitchenette w/private entrance from garage. Relax in the backyard oasis under the stars in a HEATED IN GROUND POOL. Granite and stainless appliances adorn the kitchen. 2 living areas one down & one upstairs. Ground floor owners suite offers spacious area with walk in shower separate soaking tub and a spacious walk in closet, adjacent laundry room with sink. 3 roomy bedrooms and 2 bathrooms upstairs. Oversize 3 car garage. Backyard patio/recreation space enhance the pool area for grilling and chilling in style. Gated community peace of mind with easy access to Canyon & Amarillo. \* Per seller new class 4 shingles completed Oct 2025. River Falls Refuge access available. The Canyons Website for all the information pertaining to our development & HOA

### GENERAL DESCRIPTION

**Property Type:** Single Family

**Bedrooms:** 5

**Baths:** 4 Full & 1 Half

**Stories:** 2

**Year Built:** 2019

**Building Sqft:** 3,308 /

**Lotsize:** 135,036

**MLS# / Area:** AARTX-25-5544



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
**ERA Courtyard Real Estate**

1000 Canyon Parkway, Canyon, TX 79015

Visit <https://www.har.com/AARTX-25-5544> for more information