

**413 Rivergrove Chase W  
Lethbridge, Alberta**

**MLS # A2276215**



**\$599,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Level, No Neighbours Behind		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Separate Entrance, Sump Pump(s), Tankless Hot Water, Wet Bar		

**Inclusions:** none

This stunning brand-new, fully developed, walk out bi-level build, is the definition of "turn key GORGEOUS"; in a close, right beside a park! Featuring over 2600 square feet of entirely finished space with loads of beautiful upgrades, and designed with real-life functionality in mind. This one offers 5 bedrooms (2 up, 3 down) and 3 bathrooms, with a bright walkout basement that feels like a second main floor. The upper level is warm and stylish, anchored by a beautiful show stopping 72 inch fireplace in the living room, and a covered deck right there for BBQing or just taking in some fresh air, even in the rain or snow. The upgrades in this house include but are not limited to, a kitchen finished with granite countertops and full-height cabinetry that runs right to the ceiling; clean, modern, and timeless. A big central island in this open concept main living space. Energy star appliance package in this energy star rated house, that includes washer, dryer and a gas stove. This one also features main floor laundry. The primary suite located on the main floor is a standout with a large walk-in closet and stunning private ensuite including a gorgeous walk in custom built shower, dual vanity in granite with loads of counter space, and a separate water closet. The additional bedrooms are generously sized throughout, giving you flexibility for kids, guests, office space, or all of the above. Downstairs is where this home really surprises: 9' ceilings, oversized windows, huge family room, and a wet bar for entertaining, secondary laundry for convenience, and its a walkout! Add instant hot water on demand, and a front attached double garage, plumbed for heat that features a huge upper open space for a mezzanine or a lift- and you've got a home that hits hard on value at its list price. If you've been waiting for a move-in-ready new build that checks every box, in a

close, next to a park, for under \$600K- this is the one. Call your agent today and check it out before you miss it!