

**164 Riverstone Boulevard W  
Lethbridge, Alberta**

**MLS # A2286790**



**\$764,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,233 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Gara		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenanc		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Walk-In Closet(s)		

**Inclusions:** Fridge, gas stove, hood fan, dishwasher, underground sprinklers, central air, in-floor heating, central vacuum & attachments, ceiling fan(s), window coverings, garage door opener & control(s), garage heater, washer & dryer upstairs in primary suite "all goods as is where is."

Imagine starting your day surrounded by peaceful views and quiet natural beauty &mdash; a distinguished residence in Riverstone where timeless architecture and refined comfort create a home that feels both elegant and welcoming. Custom built and beautifully appointed, this exceptional home captures scenic views of the natural habitat and parkland across, offering a serene backdrop for everyday living. Rich antique oak hardwood floors, soaring 12-foot ceilings, detailed crown mouldings, and a striking custom mantle with gas fireplace showcase exceptional craftsmanship while creating an atmosphere of warmth and quiet sophistication. Thoughtfully designed with beautifully defined living spaces &mdash; a refreshing alternative to typical open layouts &mdash; this home offers inviting rooms to gather, relax, and enjoy. The gourmet kitchen is designed for both relaxed mornings and effortless entertaining, featuring in-floor heating, maple cabinetry with corner pull-outs, an appliance lift, granite countertops, and a tumbled travertine backsplash, with quality finishes carried throughout. The adjoining nook opens to a sheltered private courtyard deck, an intimate outdoor setting perfect for your morning coffee or evenings with family and friends. The main floor also offers a laundry room, 3-piece bath with body jets, and a versatile office or bedroom with direct access to a second deck and south-facing patio, providing multiple outdoor spaces to enjoy throughout the day. The upper level is devoted entirely to a luxurious primary retreat, designed as a private sanctuary with a spa-inspired 5-piece ensuite featuring a 10ft. granite vanity, heated floors, soaker tub, and double shower with body jets. Two walk-in closets, a second laundry area, and a private balcony with tranquil views create a peaceful place to unwind. The fully developed lower level extends the home's comfort

with cork flooring, two additional bedrooms, a spacious family room with a second fireplace, full bath, and media room ideal for family movie nights. With 3596sqft of total living space, exceptional custom construction, and a rare collection of outdoor living areas, this home offers a lifestyle defined by comfort, character, and quiet elegance in one of Riverstone's most desirable settings — a place to be enjoyed for years to come.