



Anne French
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409 Rivergrove Chase W Lethbridge, Alberta

MLS # A2289926



\$625,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,706 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

Welcome to this stunning brand-new home by Kalegaric Homes, offering 1,706 sq. ft. of thoughtfully designed living space that perfectly balances modern style and everyday functionality. This 3-bedroom, 2.5-bathroom layout is strategically designed with the primary suite on the main floor, creating a private retreat, while two spacious upper-level bedrooms provide separation ideal for family or guests. The show-stopping Adora two-tone kitchen is the heart of the home — featuring quartz countertops, a large island built for entertaining, a corner pantry, and seamless walkout access to the deck. The inviting living room is anchored by a striking feature fireplace, delivering both warmth and architectural character. Waterproof laminate flooring flows throughout the main living areas, complemented by plush carpeting in the bedrooms for added comfort. Additional upgrades include central A/C, enhanced doors and trim, and an oversized double garage. The unfinished walkout basement offers outstanding future potential — with room for two additional bedrooms and a bathroom — making this home as smart an investment as it is beautiful. Complete with modern finishes throughout and backed by new home warranty coverage, this property delivers exceptional value and long-term peace of mind.