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22 Riverstone Boulevard W  
Lethbridge, Alberta

MLS # A2294225



**\$590,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Landscaped, Paved, Rectangular Lot, Under		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

An exceptional offering in the highly sought-after community of Riverstone, this beautifully refined raised bungalow presents over 2,500 sq. ft. of meticulously curated living space, thoughtfully designed for both comfort and sophistication. From the moment you enter, the quality of finish and attention to detail are evident. The main level is adorned with rich engineered hardwood flooring and enhanced by upgraded lighting throughout, creating a warm and cohesive aesthetic. The inviting living room is anchored by a gas fireplace and framed by expansive front windows with custom remote control blinds, capturing serene north facing views across a picturesque green strip, an ideal vantage point to enjoy natural light and local wildlife. The adjoining dining area transitions seamlessly into a well appointed kitchen, where contemporary cabinetry, a distinctive island, and elegant granite countertops come together to create a functional yet stylish culinary space. The primary suite offers a generous and tranquil retreat, complete with ample closet space and a beautifully updated ensuite featuring granite surfaces and a striking artistic sink. A second main floor bedroom provides versatility for guests or a private office. The main level is further complemented by a luxurious 4 piece bathroom with a jetted tub, along with the added convenience of main floor laundry. The fully developed lower level extends the home's living space with a spacious and welcoming recreation room, highlighted by an electric fireplace and large windows that invite natural light. Two additional bedrooms and a full 4 piece bathroom ensure comfort and flexibility for family or guests. Outdoors, the rear yard has been thoughtfully designed for enjoyment and entertaining, featuring an attractive stone patio and generous space for outdoor living. Completing the property is a heated double attached garage

with rear lane access, along with two additional parking spaces- an increasing valued feature. This is a rare opportunity to acquire a beautifully maintained and elegantly appointed home in one of Lethbridge's most desirable neighbourhoods- where lifestyle, quality, and location converge.