

**393 Rivergrove Chase W  
Lethbridge, Alberta**

**MLS # A2297547**



**\$699,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,658 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Kitchen Island, Separate Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** none

The Parkside! This is an exceptional brand-new two-storey built with integrity by Custom Quality Build, offering immediate possession! Thoughtfully designed with a fully finished layout from top to bottom, this property delivers the kind of space, functionality, and finish that your looking for. The main floor is bright and open, anchored by a stunning feature fireplace, full height cabinetry, and seamless flow for everyday living and entertaining. Granite countertops carry throughout the home, tying together the upscale feel from the kitchen to the bathrooms to the fully developed basement. You’ll also appreciate the front attached double garage, already plumbed for heat, making winter mornings that much easier. Upstairs offers the layout families actually want: upper laundry, complete with washer and dryer already installed, a full bathroom, a generous bonus family room, and three well-sized bedrooms. The primary suite is a standout, featuring a custom 3-piece ensuite with a walk in shower, and a walk-in closet. Downstairs is fully developed with 9" ceilings, and impressively versatile—complete with a bedroom, a family room, wet bar, utility, storage space, a full bathroom, secondary laundry hookups, and access to the outside via a separate side entry . Set on a quiet key hole close and just steps from the Riverstone Dog Park. This home combines modern style with an intelligent, functional floor plan with plenty of room to spread out, in a location that fits real life. Brand-new, fully finished, built with integrity, energy star rated, and move-in ready. Homes like this do not last. Avoid competing and call your agent to book your private showing now.