

26 Riverglen Link W Lethbridge, Alberta

MLS # A2299079



\$549,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,697 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, A/C Unit, Garage Heater, Central Vacuum with all attachments, Wooden Coat Rack (front entrance), All Theatre equipment (including screen, projector, and sound system).

Welcome to 26 Riverglen Link W, a fully finished 2-storey home located in Riverstone West Lethbridge. Offering 1,697 sq ft above grade with a fully developed basement, this well-maintained home provides over 2,400 sq ft of total living space and features 4 bedrooms and 3.5 bathrooms, making it an ideal fit for families, professionals, or anyone seeking a move-in ready home with thoughtful design and flexibility. The main floor is designed for both everyday living and entertaining, with an open-concept layout that seamlessly connects the living room, dining area, and kitchen. The kitchen offers a central island, pantry, and ample cabinetry, while large windows fill the space with natural light. A versatile main floor room provides the option for a home office or additional bedroom, adding flexibility for changing needs. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary suite complete with a walk-in closet, private ensuite, and its own private deck — an ideal spot for morning coffee or winding down in the evening. The additional bedrooms each feature walk-in closets, along with a full bathroom and convenient upper-level laundry. The fully finished basement continues the same cabinetry, style, and colour palette found throughout the home, creating a cohesive, high-quality feel. This level is built for comfort and hosting, featuring a large family room with a gas fireplace on a thermostat, a wet bar, a dedicated theatre space with a retractable built-in screen and surround sound, an additional bedroom, and a full bathroom. It's a space designed to be enjoyed year-round. Outside, the private, fenced and landscaped backyard offers a rear deck and ample space to relax or entertain, with room to add your own hot tub if desired. Back lane access adds extra convenience. Additional highlights include a double attached garage

measuring 24'5" by 21'1", central air conditioning, two gas fireplaces, and excellent storage throughout with multiple closets and functional spaces.