

## 218 Stonecrest Bay W Lethbridge, Alberta

MLS # A2303304



# \$899,900

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,202 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer and Dryer, All window coverings including curtains, rods, and blinds, 3 x Garage Door Opener, Hot Water on Demand, 2 X Bar Fridges, Underground Sprinklers, Gas Heater Garage, 3 x TV Brackets, All decorative Floating shelves, closet built ins, Hockey shooting screen, Built in Christmas Home Lights

Welcome to 218 Stonecrest Bay in the highly sought-after community of Riverstone! Situated on a massive pie-shaped lot in a quiet cul-de-sac, this property offers exceptional space, functionality, and style. The standout feature is the oversized 30' x 44' triple attached garage with drive-through access, allowing you to park additional vehicles or toys on the rear parking pad within your expansive yard. In addition to the yard space there is extensive exposed concrete, detail throughout the property that you will love! Inside, you're welcomed by a bright front office or formal dining area, open to above and filled with natural light. The main floor showcases a seamless open-concept design with a wall of windows across the back, connecting the living, dining, and kitchen spaces. Floating shelves add a modern touch throughout. The kitchen features a gas range, stainless steel hood fan, full-height cabinetry to bulkhead and access to a walk-through pantry leading to a functional mudroom complete with sink, bar fridge, microwave, and additional built-in shelving. Step outside to the large vinyl deck with glass railing—perfect for entertaining. Upstairs, a striking black spindle railing leads to a bonus room at the rear of the home, surrounded by windows on three sides. Two spacious bedrooms and a 4-piece bath are also located at the back, while the primary suite is privately positioned at the front. The ensuite offers a double vanity, custom tiled shower with frameless glass, water closet, and direct access to the walk-in closet and laundry room with built-in sink and ample counter space. The fully developed basement features a walk-up design for added natural light, a cozy electric fireplace, custom wet bar with quartz countertops, an additional bedroom, and full bathroom. Outside, enjoy a sheltered lower patio with rough-in for a future hot tub,

underground sprinklers, and landscaping for added privacy. Additional features include central air conditioning, dual-zone furnace, hot water on demand, Hardie board siding, gas fireplace on the main floor, and extensive pot lighting throughout. Offering 4 bedrooms, 3.5 bathrooms, an incredible garage, and a premium location—this is the perfect family home. Contact your favourite REALTOR® to book a showing today!