

**74 Riverpark Boulevard W
Lethbridge, Alberta**

MLS # A2310932



\$585,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,327 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to this exceptional brand new bilevel by Kalegaric Homes, ideally situated in the prestigious Riverstone community. Thoughtfully designed with over 1,230 sq. ft. of above-grade living space, this home blends modern elegance with practical everyday living. The bright and open main living area is perfect for entertaining, featuring a spacious living room that flows seamlessly into the beautifully designed kitchen and expansive dining area. The main floor hosts a well-appointed primary retreat complete with a walk-in closet and private 3-piece ensuite. A second bedroom and full 4-piece bathroom provide flexibility for guests, family, or a home office setup. Convenient main-floor laundry and a functional mudroom add to the home's thoughtful design. Downstairs, the fully developed basement expands your living space with a massive rec room, two additional bedrooms, a full bathroom, and a versatile den ideal for a gym, office, or hobby space. Additional highlights include central A/C, an attached double garage, and a partially fenced yard with the added privacy and curb appeal of a corner lot location. Located in one of Lethbridge's most sought-after neighbourhoods, close to parks, pathways, schools, and the river valley, this stunning home offers the perfect combination of comfort, style, and location.