

365 Rivergrove Chase W Lethbridge, Alberta

MLS # A2332444



\$849,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,318 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: none

Welcome to this exceptional custom-built two-storey in the highly sought-after community of Riverstone, where thoughtful design, premium upgrades, and impressive craftsmanship come together to create a truly remarkable home. Offering over 2,300 sq. ft. above grade plus a fully developed walkout basement, this home is loaded with upgrades including solar panels, a three-zone heating and cooling system, built-in speakers throughout, soaring 9-foot doors across the main level, and a massive 30' x 27' heated garage complete with quiet jackshaft garage door openers. From the moment you step inside, you'll be impressed by the grand open-to-above foyer that fills the home with natural light. Just off the entrance is a private main floor office surrounded by windows and featuring its own electric fireplace, creating an inspiring workspace or cozy retreat. The heart of the home is the incredible open-concept living area, and it's something that truly needs to be seen to appreciate its scale. The chef-inspired kitchen showcases two-tone cabinetry, quartz countertops, a built-in oven and microwave, an industrial-sized built-in refrigerator and freezer, and an upgraded butler's pantry with additional cabinetry and custom MDF shelving. The dining area is highlighted by oversized sliding glass doors leading to the covered upper deck, complete with a built-in Napoleon BBQ for effortless outdoor entertaining. Built-in speakers extend throughout the interior and exterior, while the spacious living room is anchored by a beautiful gas fireplace. The main floor is completed by a stylish two-piece powder room and a generous mudroom with direct access to the oversized garage. Upstairs you'll find four spacious bedrooms, a full-sized laundry room, and a five-piece bathroom with dual vanities. The primary suite is a true retreat, featuring a

walk-in closet with custom built-in cabinetry and a luxurious ensuite complete with dual vanities, a relaxing soaker tub, and an oversized tiled walk-in shower with dual shower heads. The fully developed walkout basement offers a spacious family room with an electric fireplace, a stylish wet bar, two additional bedrooms, and a four-piece bathroom. Outside, the covered lower patio is already set up for your future hot tub, creating the perfect place to relax year-round. Located in one of West Lethbridge's most desirable communities, Riverstone offers endless walking paths, beautiful coulee views, parks, and convenient access to schools, shopping, and everyday amenities. This home delivers an exceptional combination of luxury, comfort, and thoughtful upgrades in one of the city's premier neighbourhoods.