

556 Riverhills Way W
Lethbridge, Alberta

MLS # A2337272



\$650,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Quartz Counters, See Remarks, Soaking Tub		

Inclusions: Feature hood fan, blinds, shed, auto water rock, u/g sprinklers w/mist/drip, Home One Lighting

Luxury without the wait. Better than new. Welcome to one of Riverstone's newest showpieces, an exceptional Van Arbour-built bungalow completed this year and finished to a level that's simply impossible to replicate without months of construction, landscaping, and added expense. Here, it's all been done for you. The basement is fully developed, the yard is professionally landscaped, the fencing is complete, and every thoughtful detail has already been taken care of. Located in the highly sought-after community of Riverstone, you'll enjoy one of Lethbridge's premier neighbourhoods known for its scenic coulee views, extensive walking and cycling pathways, parks, playgrounds, nearby schools, and quick access to the Oldman River Valley. It's a community built around lifestyle, where nature and modern living come together seamlessly. From the moment you arrive, the striking front entrance hints at the quality found throughout the home. Inside, sophisticated two-tone charcoal and grey cabinetry pairs beautifully with sleek quartz countertops and a premium stainless steel appliance package featuring a gas stove and statement hood fan. A thoughtfully designed pantry and coffee bar add both style and everyday convenience, creating a kitchen that's as functional as it is beautiful. Offering approximately 1,300 square feet on the main floor, the layout has been carefully designed for comfortable living and effortless entertaining. The spacious primary retreat feels like a private spa, complete with an oversized tiled shower, separate soaker tub, dual sinks with an expansive vanity, and a large walk-in closet featuring laundry hookups for ultimate convenience. A second bedroom, stylish powder room, and an inviting living room anchored by a warm fireplace complete the main level. The attention to detail truly sets this home apart. Enjoy the comfort of a heated garage finished

with durable epoxy flooring, dimmer switches throughout, under-cabinet lighting, custom blinds, easy-clean toilets, an oversized hot water tank, dual-zone heating and air conditioning, and a gas line ready for your BBQ. Step outside to a backyard that's been designed to impress, featuring underground sprinklers with drip and mist systems, professional landscaping, Covered and uncovered decks and a beautiful water rock feature that creates a peaceful outdoor retreat. The fully developed lower level adds even more living space with a large family room, two generously sized bedrooms, and a full bathroom, making this home ideal for growing families, guests, or entertaining. Luxury, craftsmanship, and every upgrade already complete, this is the definition of move-in ready. Opportunities to own a home of this calibre in Riverstone don't come along often.