



GRASSROOTS

REALTY GROUP

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**126 Riverine Lane W
Lethbridge, Alberta**

MLS # A2301298



\$739,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,595 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: None

A rare gem! This 1,600 sq. ft. five-bedroom & “Craftsman-inspired” bungalow was originally built as the builder’s own home—so you can expect thoughtful design, quality craftsmanship, and exceptional extras throughout. Curb appeal is immediately evident, highlighted by the expansive corner lot with mature trees and lush landscaping. The custom stamped concrete driveway leads to an impressive combined exposed & stamped concrete front entry, while the stone-accented front porch offers the perfect setting for a relaxing swing. Step inside and you’ll be struck by the rich wood flooring, beautifully complemented by wide baseboards that enhance the home’s character. Just off the entry is a private main floor office, enclosed by elegant French doors—ideal for working from home or creating a quiet retreat. Moving further in, the attention to detail continues with a stunning coffered ceiling and striking stone fireplace, designed to serve as true focal points for both everyday living and entertaining. The open-concept living space flows seamlessly into a chef-inspired kitchen, complete with a functional prep island with sink, quartz countertops, soft-close cabinetry, and an abundance of storage. Adjacent to the kitchen is a bright and inviting dining area featuring double doors that open onto a covered composite deck, complete with a BBQ gas line—perfect for indoor-outdoor entertaining. The primary suite is a true retreat, thoughtfully designed with comfort and style in mind. Enjoy a relaxing corner soaker tub, a separate glass shower, and, of course, a spacious walk-in closet. The main floor also features two additional generously sized bedrooms, offering flexibility for family living, along with the rare bonus of a dedicated office space—all on one level. A standout feature of this home is how seamlessly the main level

transitions to the fully developed lower level, creating a connected and open feel throughout. Downstairs, you'll immediately appreciate the plush carpeting underfoot, along with a third full bathroom and two exceptionally large bedrooms. The lower level also offers multiple functional spaces, including a comfortable family TV area, a cushioned fitness or play zone, and additional flexible space to suit your needs. Storage is plentiful, with a dedicated storage room as well as additional space under the stairs. The list of extras continues with permanent soffit holiday lighting, air conditioning, hot water on demand, stylish exterior soffit lighting, exposed concrete window wells, a fully fenced yard, and added heated garage storage. This is a truly unique home that combines quality, space, and standout features in every corner. Be sure to add it to your list—this is one you won't want to miss.