



**22 Riverland Close W
Lethbridge, Alberta**

MLS # A2317309



\$700,000

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,573 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Landscaped, See Remarks, Yard Lights | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Concrete, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Metal Siding , Other, See Remarks, Stone | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, Quartz Counters, See Remarks | | |

Inclusions: Hunter Douglas blinds, induction stove, garage heater. Hot Tub **Negotiable**

Modern. Striking. Completely unforgettable. If you have been searching for a truly contemporary home with clean architectural lines, incredible natural light, and a wide open layout, this Riverstone showpiece delivers at every level. From the moment you arrive, the awe inspiring street appeal sets the tone with Forma Steel siding, a stunning front entry, and a custom LED address wall that instantly makes a statement. Located in the highly sought after community of Riverstone, you are surrounded by some of Lethbridge's best amenities including parks, schools, greenspaces, lakes, walking and biking paths, a dog park, nearby coulees, and the signature canal winding through the neighbourhood. Inside, the home feels like something out of a design magazine. Massive windows flood the main floor with natural light while polished concrete, hardwood, and tile flooring create a refined yet warm modern aesthetic. The kitchen is both beautiful and functional with quartz countertops, extensive cabinetry, storage on both sides of the oversized island, stainless steel appliances, an induction range, and stunning two toned cabinetry. The main living room is a true show stopper. Expansive sliding doors fully open to extend the living space outdoors, complete with sliding screens that create seamless indoor outdoor living rarely found in this market. Anchoring the home is a stunning open riser staircase finished with beautiful light hardwood that leads to the upper level. The primary suite offers a luxurious retreat with custom built in wardrobes and a sleek, modern ensuite. This level also includes another bedroom, full bathroom, and an open office or flex space that could easily function as a third upper bedroom. The fully finished basement continues the home's impressive design with another spacious living area, full bathroom, and two additional bedrooms.

Everywhere you look, the upgrades continue. Hunter Douglas window coverings, blackout blinds, triple pane near floor to ceiling windows on the main floor, smart switches and dimmers, air conditioning, air exchanger, radon mitigation system, permanent exterior lighting, and new high end appliances all contribute to the elevated lifestyle this home offers. Outside, the professionally landscaped backyard feels like a private retreat with lush greenery, landscape lighting illuminating each tree, and a wrap around deck perfect for entertaining or relaxing. The heated double attached garage is equally impressive with epoxy flooring, mezzanine storage, subpanel, and direct backyard access. This is not just another home. It is a lifestyle property that blends design, comfort, technology, and location into one exceptional package. You truly need to experience this one in person to appreciate it.