



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**226 Riverstone Boulevard W
Lethbridge, Alberta**

MLS # A2324878



\$654,888

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,655 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Level, Reverse Pie Shaped Lot, Treed, U		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Projector and screen in lower family room, built in cabinets

Quality-crafted by Premiere Custom Homes Ltd., this exceptional executive home offers timeless elegance, thoughtful design, and outstanding craftsmanship throughout. Ideal for families or those seeking the convenience of main-floor living with a fully developed lower level, this home blends luxury with everyday comfort. The bright, open-concept main floor showcases premium custom woodwork, rich hardwood flooring, and a welcoming front great room with a cozy gas fireplace. The gourmet kitchen is designed to impress, featuring granite countertops, a large peninsula with seating, an abundance of cabinetry, a spacious pantry, and upgraded appliances, including a gas cooktop. Offering 4 bedrooms plus a versatile upper flex room, this home easily adapts to your lifestyle. The flex room is perfect as a third upper bedroom, home office, sitting room, or formal dining room. Three beautifully appointed bathrooms include a luxurious 5-piece primary ensuite. Convenience continues with main-floor laundry and a practical layout designed for comfortable living. The fully developed lower level is an entertainer's dream, featuring an expansive recreation room with space for a pool table, fitness area, or games, a custom bar with a walk-through wine pantry, and a dedicated media room complete with projector and screen. Outside, you'll find an insulated rear-attached double garage and a beautifully landscaped, side fenced backyard offering both privacy and a wonderful space to relax or entertain. Perfectly situated in one of Lethbridge's most desirable neighbourhoods, this home is just minutes from the University of Lethbridge, Paradise Canyon Golf Resort, and an extensive network of scenic walking and biking trails through the coulees and along the Oldman River. This is a rare opportunity to own a beautifully crafted custom home in an exceptional location that offers luxury, comfort,

and an outstanding lifestyle.