



GRASSROOTS
REALTY GROUP

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103 Riverford Close W
Lethbridge, Alberta

MLS # A2330240



\$629,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,710 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	none		

Welcome to this brand-new Kalegaric Homes build offering 1,710 sq. ft. of thoughtfully designed living space with 3 bedrooms, 2.5 bathrooms, and quality finishes throughout. The functional layout features a main-floor primary suite for added privacy, while two generously sized bedrooms upstairs are ideal for family or guests. The Adora two-tone kitchen is the centerpiece of the home, complete with quartz countertops, a large island, corner pantry, and walkout access to the deck. The living room is warmed by a striking feature fireplace, creating an inviting space to gather. Waterproof laminate flooring runs throughout the main living areas, with carpet in the bedrooms for added comfort. Additional features include central A/C, upgraded doors and trim, a large painted double attached garage, and new home warranty coverage. The unfinished basement offers excellent future potential, with room for two additional bedrooms, a bathroom, and a spacious family room to suit your needs.