



GRASSROOTS
REALTY GROUP

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**43 Riverine Lane W
Lethbridge, Alberta**

MLS # A2330929



\$759,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,009 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Many Trees		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Gas Stove, OTR microwave fridge dishwasher, blinds, built-in speakers, shed, central vacuum and attachment, air-conditioning, Fridge in basement

Welcome to one of Riverstone's most sought-after locations, where nature, luxury, and family living come together. Surrounded by scenic coulee views, endless walking and biking paths, parks, schools, and convenient shopping, this exceptional home offers the lifestyle you've been dreaming of. From the moment you arrive, you'll be charmed by the inviting front courtyard the perfect place to enjoy your morning coffee or unwind with a glass of wine in the evening. Step inside to a stunning tiled front entrance that sets the tone for the quality craftsmanship found throughout. Designed with both family living and entertaining in mind, the heart of the home features an impressive open-concept floor plan with soaring natural light, a chef-inspired kitchen complete with granite countertops, a large island, walk-in pantry, and beautiful views of the backyard. The spacious living room showcases rich hardwood flooring, a cozy gas fireplace with custom built-in shelving, and built-in speakers that carry throughout the home, creating the perfect atmosphere for every occasion. The main level also offers two generously sized bedrooms along with a private office—ideal for working from home or creating a quiet retreat. Privately situated above the oversized double attached garage, the primary suite is a true sanctuary. This spacious retreat features elegant tray ceilings with built-in lighting, an oversized walk-in closet, and a luxurious five-piece ensuite complete with double granite vanities, a jetted soaker tub, and a separate shower. The oversized garage has been thoughtfully designed with rough-in heating and two 220-volt electrical lines, making it ideal for hobbyists, workshop space, or future upgrades. The fully developed walkout basement expands your living space beautifully. Featuring large windows that flood the space with natural light, this level offers a warm

and inviting family room with plush carpeting and a cozy gas fireplace. A rough-in wet bar with granite countertops makes entertaining effortless, while two spacious bedrooms each feature walk-in closets and large windows, creating bright, comfortable retreats for family or guests. Completing the lower level is a well-appointed four-piece bathroom. Step outside and prepare to fall in love. The beautifully landscaped walkout backyard is a private oasis featuring a covered patio below and an incredible full-length upper deck measuring approximately 11.5' x 30'—the perfect setting for family barbecues, summer gatherings, or simply relaxing while taking in the peaceful surroundings. Garden enthusiasts will appreciate the thriving raspberry, strawberry, rhubarb, potato, and dill gardens, creating your own little slice of paradise right at home. Whether you're hosting friends, raising a family, or simply enjoying everything Riverstone has to offer this is a home that combines timeless elegance, thoughtful design, and an unbeatable location. This is more than a home—it's a lifestyle.