



GRASSROOTS
REALTY GROUP

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**78 Riverford Close W
Lethbridge, Alberta**

MLS # A2338164



\$635,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,893 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Lawn		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Skylight(s), Wet Bar		

Inclusions: OTR

WELCOME HOME TO RIVERSTONE! Rarely does a home come along that checks this many boxes: 2-storeys, a WALK-OUT BASEMENT, an OVERSIZED TANDEM HEATED DOUBLE GARAGE, and an exceptional location in one of Lethbridge's most prestigious communities. The impressive entryway sets the tone with a generous corner coat closet, oversized windows and convenient garage access. The bright, open main floor is designed for comfortable living and entertaining, with 9' coffered ceilings, a striking central fireplace and expansive windows. The showpiece kitchen offers a large eat-up island with a sink, oversized corner pantry, hex tile backsplash, sleek quartz countertops and built-in stainless steel appliances. The adjoining dining nook opens through patio doors to the deck with elegant glass railing - perfect for morning coffee or evening relaxation. Upstairs, a bright stairwell with a skylight leads to a central bonus room, ideal as a second living space, home office or kids' retreat. Two bedrooms and convenient laundry are located on one side, while the private primary retreat is tucked away on the other. The spa-like ensuite features a freestanding tub, separate shower, dual quartz vanity and private water closet. Both the primary bedroom and one additional bedroom offer walk-in closets. The FULLY DEVELOPED WALK-OUT BASEMENT significantly expands the living space, offering a spacious family room, additional bedroom, full bathroom, separate laundry and convenient kitchenette/wet bar. Perfect for guests, teenagers, extended family, a home office or additional living space. Abundant storage throughout ensures everything has a place. Outside, Riverstone offers an exceptional lifestyle surrounded by parks, walking paths, a school, creek and lake, dog park and easy access to the coulees. Sunridge amenities are

just a couple of blocks away, including Tim Hortons and everyday conveniences. More than a beautiful home, this is an opportunity to live in one of Lethbridge's most desirable communities, where space, style, functionality and location come together. Beautifully designed. Exceptionally located. Completely move-in ready. Welcome to Riverstone - you're going to love it here!