



GRASSROOTS
REALTY GROUP

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**402 Stonecrest Terrace W
Lethbridge, Alberta**

MLS # A2338518



\$1,349,900

Division:	Riverstone		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,383 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, I		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot, Undergro		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage Heater, Shed ("as-is), 5 TV Wall Mounts, U/G Sprinklers, Built in speakers and control 4 electronic, security system and cameras, blinds, Steam Shower

Welcome to this stunning 5-bedroom executive home in desirable Riverstone, set on a beautifully landscaped 12,000+ sq. ft. lot and just moments from the coulees. A magnificent stone staircase creates an impressive approach to the front entrance, where timeless décor and exceptional craftsmanship continue throughout. The large foyer features a striking custom wood wall detail, setting the tone for the home's warm, refined design. A quiet sitting room with a fireplace offers the perfect retreat, while the impressive chef's kitchen is designed for both everyday living and entertaining, featuring quartz countertops, a gas stove, butler's pantry, wine fridge, heated floors, and convenient access to the outdoor living space. Ceiling speakers in the kitchen, primary bedroom, family room, and patio are connected to an electronic system for seamless enjoyment throughout the home. The spacious primary bedroom offers a luxurious 5-piece ensuite and an exceptionally large walk-in closet. A convenient main-floor laundry adds to the thoughtful layout. Upstairs, two additional bedrooms share a 5-piece bathroom. The fully developed walk-out basement provides exceptional versatility with a spacious family room, a flexible bonus room ideal for a playroom, exercise area, hobby space or home office, plus two large bedrooms and a 3-piece bathroom featuring a beautiful oversized stone steam shower. Additional features include air conditioning, hot water on demand, blinds, gas lines on both levels, and an oversized heated garage with hot and cold water taps. Outside, enjoy a large composite deck overlooking the beautifully landscaped yard, mature trees, and a peaceful Zen garden. This exceptional Riverstone home combines luxury, comfort, timeless style and an outstanding location close to the natural beauty of the

coulees. A remarkable property designed for both elegant entertaining and everyday family living. Book a showing with your favorite agent!