



GRASSROOTS
REALTY GROUP

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**324 Rivergrove Chase W
Lethbridge, Alberta**

MLS # A2344701



\$759,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,703 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RCL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Heater in garage, TV Mounts, underground sprinklers

Custom Built Bungalow located on a quiet street in Riverstone. Walking up you will notice court yard over-looking the manicured front yard. Upon entrance you will fall in love with the open concept of the kitchen, dining and living area. Tall ceilings, double skylights in kitchen and extra windows all make the space feel so bright and open. You will enjoy cooking in your kitchen with lots of cupboards, quartz counter-tops, large island, under mount sink, stainless appliances c/w Gas Range. Lots of space in the dining and living area to entertain. The gas fireplace with full tile wall will be a treat to have on those cold winter nights. The large primary bedroom can easily support a king bed and extra furniture. The Ensuite is as oasis with separate dual vanities, Walk-in tiled shower and a relaxing Air Tub. Second bedroom is also a good size for guests or a growing child. The convenience of a full Laundry room c/w with Laundry sink and cupboards is also located on the main floor. For those with mature kids or even needing that extra space, the basement is fully developed with Huge family room and Games room c/w with wet Bar, two more large bedrooms and another full bathroom. The Heated garage is another plus with painted walls and extra storage. Just off the living area you will enjoy your coffee in the morning in the Sunroom over-looking the back yard. Looking for all the bells and whistles this home has it! Quartz counter tops, under mount sinks, tiled gas fireplace, Built in Speakers, Floating Shelves, Double sky light in kitchen, Central Air, On Demand Hot Water system, wet Bar, heated Garage, and much more. All kitchen appliance, garburator, washer dryer, window coverings included. Pride of ownership definitely shows here. Just Bring your furniture.

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