



GRASSROOTS
REALTY GROUP

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**55 Riverhurst Cove W
Lethbridge, Alberta**

MLS # A2345114



\$695,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,947 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to this spacious 5-bedroom, 4-bathroom home, ideally located on a quiet street in the highly sought-after Riverstone community of West Lethbridge. From the moment you arrive, you'll appreciate the home's inviting curb appeal, highlighted by a covered front porch that wraps around the side of the house and continues into the backyard-perfect for relaxing outdoors. Underground sprinklers make it easy to keep the lawn looking green throughout the summer. Inside, a generous entryway welcomes you into a bright, open-concept kitchen, dining, and living area filled with natural light. The kitchen is designed with both style and function in mind, featuring an abundance of cabinetry with in-cabinet lighting, a walk-in pantry, stone countertops, and high-end appliances, including a gas cooktop. Just steps away, the living room offers a cozy gas fireplace and plenty of room to gather. At the front of the home, you'll also find a main-floor bedroom that would make an excellent home office, along with a full 4-piece bathroom. Head upstairs to find three more bedrooms, including the impressive primary suite with a large walk-in closet and beautiful 5-piece ensuite featuring dual sinks, a soaker tub, and tiled walk-in shower. You'll love the convenience of the spacious upper-floor laundry room, eliminating trips up and down the stairs. Another 4-piece bathroom completes this level, offering dual access from both the hallway and one of the secondary bedrooms. Downstairs, the fully developed basement provides even more living space with a large family room featuring an electric fireplace and built-in ceiling speakers, ready for movie nights, entertaining, or however you choose to make the space your own. The basement also includes another well-sized bedroom, a separate office, an additional 4-piece bathroom, and plenty of storage. Central air

conditioning keeps the home comfortable throughout the warmer months. Outside, the backyard is fully fenced, while a detached double garage at the rear provides plenty of room for parking and storage. With five bedrooms, four full bathrooms, multiple living spaces, and a fantastic Riverstone location, this home offers the space and flexibility to fit a variety of lifestyles. Don't miss your opportunity to see it! Call your favourite Realtor today!