



GRASSROOTS
REALTY GROUP

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**31 Riverland Close W
Lethbridge, Alberta**

MLS # A2216218



\$599,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,481 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 2 garage remotes, O/H microwave, central vac + attachments (as is/where is), workbench in garage (counter with cabinets underneath), floating shelf in laundry room

This stunning home in Riverstone is the warm welcome you've been searching for - and can no longer find with new construction. Located on a quiet, family-friendly street, this spacious bi-level embraces you at every turn. The double-entry leads you up into a vaulted, open-concept living area. (Or, slip through the laundry room and down the hall to your primary suite!) Your granite kitchen is so much more than a conventional galley, offering miles of counter space, a breakfast bar, coffee bar (or nook for the laptop), plus a clear view into your dining and living rooms. Step onto the covered deck in the summer while guests lounge on your paved patio all weekend. Your oversized primary suite offers a deep walk-in closet and luxurious 5-piece bath. (His and hers sinks, separate tub and shower, private water closet ... no sharing of space required!) The second bedroom down the hall is perfect for guests or a home office. As if this isn't enough space on the main level, the large, fully-finished basement allows those teens or guests to really stretch out! In addition to a massive family room with wet bar, there are 2 right-sized bedrooms, a 5-piece bath, AND a flex room. The utility room is big enough for extra storage and a second laundry area. (Did you notice you can have laundry on the main floor as well?) There is also a large crawl space for even MORE storage. You may never run out of room in this home. This thoughtfully designed home is truly a rare, west-Lethbridge find! Call your agent and come on over for a private showing. You may wish to stay forever.