



GRASSROOTS
REALTY GROUP

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**332 Rivergrove Chase W
Lethbridge, Alberta**

MLS # A2217917



\$749,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,520 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-CL
Foundation:	ICF Block	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: See appliances...plus Progressive New Home Warranty.

BIG, BEAUTIFUL, & BRAND NEW! It is incredibly challenging to find A large BRAND NEW two storey home with a finished basement, but Wild Rose Concrete Ltd. delivers again with this stunning design that features ICF(Insulated Concrete Form) basement, hardiboard siding, and stone accents. Total space on all 3 levels is 3,615 square feet! Inside you'll find a welcoming foyer that is open to above. A couple steps up to the open plan for the living room with electric fireplace, & kitchen with full stainless steel appliance package, full height cabinets, quartz counters, and a large pantry with more cabinets and counter space. The dining room is adjacent to the kitchen out the back and features a door to the rear deck. Main floor also has a mud room with entrance from garage and a 2 piece bathroom. Upstairs, you'll notice the large bonus room with walk-out balcony above garage. There are also 4 big bedrooms, including primary with big walk-in closet and 6 piece ensuite featuring double sinks and double shower heads in the walk-in shower and tub area. Upper level also has a proper laundry room, and another full bathroom with tub/shower combo. Basement is fully developed with family room, games room with wet bar, a 5th bedroom, and another full bathroom with tub/shower combo. Wild Rose even adds in the air conditioning to keep you cool in the summer months. The ICF basement is amazing when it comes to insulation value & added foundation strength. Lot has back alley access and front attached garage is 22x24. Dare to compare for the size and options!