



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**91 Riverford Close W
Lethbridge, Alberta**

MLS # A2218446



\$675,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,062 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Street Lighting, Treed, U		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Induction Stove, Dishwasher, OTR Microwave, Washer and Dryer, All Window Coverings Including Curtain Rods and Blinds, Underground Sprinklers, Central Air Conditioner, 2 Garage Door Openers with 2 Garage Remotes, Heater In The Garage, Central Vac/Attachments, Hot Tub, Bar Fridge, In Basement, Firewood Along Fence, All T.V Mounts

Discover the charming community of Riverstone in West Lethbridge! Nestled on a tranquil street, this remarkable home offers convenient access to University Drive. Spanning 2,065 square feet across its main and upper levels, this fully developed two-story residence also features a fully finished basement. Step into a delightful three-season sunroom adorned with tile flooring, where sunlight streams in, perfect for relaxation. For added leisure, the property boasts an energy-efficient Arctic Spa saltwater swim spa that promises hours of enjoyment for the entire family. Upon entering, you'll find a spacious foyer that leads to a main floor office, complete with elegant French doors and a transom window above—ideal for remote work or possibly a home salon. The open-concept living, dining, and kitchen area at the back of the house is finished with laminate flooring and a cozy gas fireplace framed by tasteful tile work. Culinary enthusiasts will appreciate the modern kitchen, equipped with stainless steel appliances, including an induction stove and a premium Bosch dishwasher. The kitchen features stunning quartz countertops with an undermount sink and a convenient corner pantry. A striking maple railing with iron spindles guides you to the upper floor. The second level comprises three well-sized bedrooms, a versatile bonus room, and two bathrooms. The luxurious ensuite features a 5-foot soaker tub with a window for natural light, a separate 4-foot shower, dual undermount sinks, and quartz countertops. The spacious primary bedroom includes a cozy reading nook and a walk-in closet for ample storage. A dedicated laundry room on this floor includes ample cabinetry for organization. Outside, enjoy a private patio area designed for relaxation and entertaining, complete with a concrete pad and natural gas line for a potential fire pit. The yard is meticulously landscaped,

featuring underground sprinklers and an abundance of mature trees, including plum and apple trees, along with haskap berries and strawberries. The outdoor space is perfect for family gatherings. The oversized garage—measuring 29 feet in width and 24 feet in depth—includes two 12-foot overhead doors, a heating system, and a convenient sink. Additional home features include Hunter Douglas blinds, air conditioning, UV-protected windows, and a central vacuum system. The well-appointed basement offers an extra bedroom, a bathroom, and plenty of storage space. A stylish wet bar with granite countertops, an undermount sink, a bar fridge, and upper cabinetry completes this level. The basement family room is illuminated by numerous pot lights, with windows that feature roll shutters for optimal darkness and privacy. This fantastic neighborhood is just steps away from a dog park and picturesque pathways leading to the Coulee, making it a wonderful place to call home!