

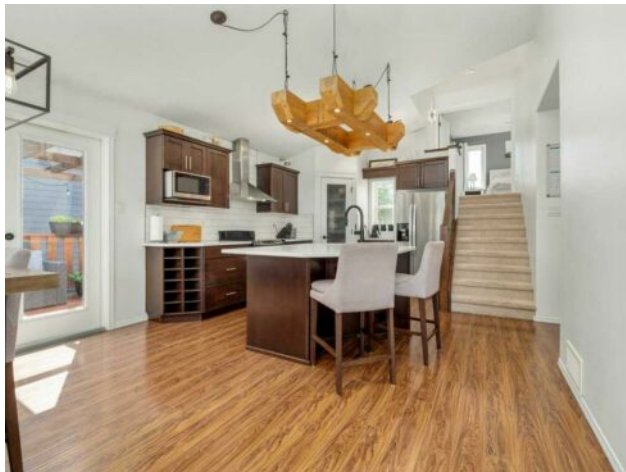


GRASSROOTS
REALTY GROUP

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**156 Riverstone Boulevard W
Lethbridge, Alberta**

MLS # A2229459



\$539,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,343 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Treed, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Underground Sprinklers,

Wanting the best of both worlds, now is your opportunity to own this quality home on a mature manicured lot across from the green strip. Want something different from the norm, welcome to this fully developed bi-level in Riverstone. Upon entry you will love the large foyer with lots of windows for natural light and plenty of room for your guests to remove their shoes. A Spindle staircase leads you to the openness of the Kitchen, dining and living room. The Living room boasts a wood burning stove for those cold winter nights, vaulted ceilings, and large windows over-looking the green strip, It is also offset from the other areas for more privacy. The kitchen and Dining area are also vaulted, with the kitchen having a nice central island, quartz counter-tops, corner pantry, and a window with a view of the back yard. There's also a kids Bedroom, full bathroom and mudroom/laundry room located on the main. The mudroom/laundry room also lead you to the rear attached garage. Upstairs is where you have your own Master retreat. The primary bedroom has plenty of space for all your furniture, there is a 4 piece ensuite with separate tub and shower and walk in closet with custom closet organizers and built in dressers. Another spindle staircase takes you down to large, bright, recreation/games room with gas fireplace, third bedroom for teenager or guests, another full bathroom and large storage area. Just off the Dining area you will love your private deck and stamped concrete patio below. Even though there is the double rear attached garage and driveway there is still a nice mature back yard. Recent upgrades over the past few years include new paint throughout most of the home, \$10,000 kitchen makeover, modern light fixtures, custom closet organizers in the master bedroom closet most kitchen appliances, garage door opener and remote. Enjoy all the extra's of a quality home

including 2 fireplaces, central Air, Underground sprinklers, freshly painted deck and fence, manicured yard and more. Like to walk! There are lots of walkways and coulees close by to enjoy. Have a pet! Riverstone is one of the few communities that has its own dog park. Close to school, Park and Play ground. Just bring your furniture and move right in to this well cared for home.