



GRASSROOTS
REALTY GROUP

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**437 Stonecrest Terrace W
Lethbridge, Alberta**

MLS # A2232908



\$989,999

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,793 sq.ft.	Age:	2010 (15 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Street Lighting, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone	Zoning:	R-L
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, 2 wall ovens and gas cook top, dishwasher, microwave, garage overhead door opener and remotes, window coverings, A/C, stand up freezer in pantry, central vacuum, backyard swing set, backyard garden shed - all attachments are sold as is

Welcome to 437 Stonecrest Terrace W , a dream home in the highly desirable family friendly Riverstone neighborhood. This beautiful home sits on an expansive 1/3-acre lot, an uncommon find in town that offers exceptional space, privacy and potential. A spacious and beautifully designed home offering 2,793 square feet of comfortable living space. This home features six bedrooms and four and a half bathrooms, providing ample room for a large or growing family. The main floor welcomes you with a spacious foyer and a convenient office space, followed by a warm and inviting living room complete with a fireplace. The open-concept layout connects to a large kitchen featuring an island, custom maple soft-close cabinetry, and a massive walk-in pantry. The adjacent dining area is perfect for gatherings and offers access to a deck. Also on the main level is a laundry room with access to the heated double attached garage. Upstairs, you'll find a large family room and four generously sized bedrooms, including the primary suite with a walk-in closet and a luxurious 5-piece ensuite. The fully developed basement offers even more living space with a huge recreation room, two additional bedrooms, a full bathroom, a utility room, and cold storage. Outside, enjoy the thoughtfully designed yard with a composite deck and pergola featuring built-in sunshades, a patio, and plenty of green space with back-alley access. Additional features include underground sprinklers, ICF block basement flooring insulated with rigid foam and conduit already installed in the backyard for a future second garage. The gorgeous front yard includes an extra large driveway with room for lots of parking. This home is a fantastic blend of space, function, and thoughtful details throughout. Don't let this dream home escape — contact your favourite REALTOR® today!

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