



**GRASSROOTS**  
REALTY GROUP

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**332 Rivergrove Chase W  
Lethbridge, Alberta**

**MLS # A2248774**



**\$749,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,536 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Standard Shaped Lot		

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

**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.

JUST FINISHED AUGUST 14th! BRAND NEW AND READY FOR YOU!!! BIG, BEAUTIFUL 2 STOREY HOME WITH MORE THAN 3575 SQUARE FEET OF TOTAL DEVELOPMENT! 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 their upgraded ICF(Insulated Concrete Form) fully finished basement, hardiboard siding, and stone accents. 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 wet bar, and walk-out balcony. 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/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!