



**GRASSROOTS**  
REALTY GROUP

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

**161 Rivergrove Chase W  
Lethbridge, Alberta**

**MLS # A2249329**



**\$559,990**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	See appliances...plus Progressive New Home Warranty.		

Stunning brand-new 6-bedroom bungalow with walk-out basement in prestigious Riverstone! This thoughtfully designed home combines modern style, comfort, and functionality. The main floor features soaring vaulted ceilings, an open and sun-filled layout, quartz counters, high-end stainless steel appliances and 3 bedrooms. The spacious primary suite offers a luxurious 5-piece ensuite with double vanities, tub, 5-ft shower, and walk-in closet. Central A/C and laminate flooring at both levels. The fully developed bright walk-out basement includes a large family room, wet bar, office/storage, 3 bedrooms, 1.5 baths, and a second laundry. With dual-zone heating and separate thermostats, you'll never worry about a cold basement in winter. Two laundry rooms provide independence and convenience for each level. Enjoy a flat backyard with back lane access, perfect for outdoor living, gardening, or extra parking options. Combining modern design, practicality, and elegance, this Riverstone bungalow delivers everything your family has been looking for—in one of Lethbridge's most desirable locations!