



**GRASSROOTS**  
REALTY GROUP

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**421 Rivergrove Chase W  
Lethbridge, Alberta**

**MLS # A2251899**



**\$634,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,923 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Paved		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** fridge, stove, 2x ovens, microwave, washer/dryer, blinds, AC, central vac and attachments

Welcome to 421 Rivergrove Chase, a stunning like-new home tucked away on an oversized pie lot in a quiet cul-de-sac, backing directly onto the dog park in sought-after Riverstone. This beautifully designed, fully developed two-storey walk-out offers nearly 2,000 sq. ft. of stylish and functional living space, with 4 bedrooms, 4 bathrooms, and room for the whole family to grow and thrive. Just over 4 years old, this home is loaded with modern upgrades: from the spacious front entry to the gourmet kitchen with quartz countertops, KitchenAid appliances, walk-thru pantry, and loads of cabinetry. The open-concept main floor features a bright living room with a gas fireplace and sliding doors to your partially covered deck &mdash; perfect for enjoying Riverstone's spectacular sunsets. Upstairs you'll find a convenient second-floor laundry, bonus room, and 3 spacious bedrooms including a serene primary suite with walk-in closet and spa-inspired ensuite. The walk-out basement is filled with natural light and offers even more living space with a large family room, a 4th bedroom, home office/workout space, and plenty of room to unwind or entertain. Enjoy the outdoors in your fully fenced and landscaped backyard, featuring a 10'x28' aggregate patio, privacy fence, and pergola &mdash; all backing directly onto green space. This oversized lot offers ample room for kids, pets, and outdoor living. Additional features include: Double attached garage, Air conditioning, Central vac system, Located in a vibrant, family-friendly community. This is a rare opportunity to own a walk-out home on a premium lot in one of the city's most desirable neighbourhoods. Contact your favorite REALTOR &reg; to book a showing today!