



**GRASSROOTS**  
REALTY GROUP

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**43 Rivergrove Lane W  
Lethbridge, Alberta**

**MLS # A2260550**



**\$664,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,115 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** n/a

Welcome to The Rockford by Cedar Ridge Homes - the perfect home designed with families in mind. The main floor features a spacious foyer, the mudroom of your dreams, an office, and an open concept living space. There's a dreamy kitchen with an island and a great size pantry, a spacious living room with stunning open to above feature, as well as a gas fireplace. The dining area has even more fantastic windows. The entire main floor is flooding with natural light. The half bath is nicely tucked away off your main living area. The second floor is incredibly well designed with the bonus room right at the top of the stairs, dividing the two bedrooms from your gorgeous primary oasis. You won't believe the ensuite - it's stunning with a free standing tub, custom walk in shower, a water closet, and double sinks. Another full 4 piece bath and a laundry room finish off this floor. The basement is open for future development and for you to put your own spin on. Outside you will love the large deck, and the double car garage. Located in the highly sought after Riverstone community with parks, a pond, walking paths, and super close to 2 elementary schools, a junior high school, groceries, pharmacies, restaurants, and so much more! Give your REALTOR a call and come see this dreamy family home!