



GRASSROOTS
REALTY GROUP

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**100 Riverhurst Cove W
Lethbridge, Alberta**

MLS # A2260582



\$599,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,771 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Quartz Counters, Walk-In Closet(s), Wired for Sound

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Garage Heater, Murphy Bed (downstairs Bedroom), Security System, UG Sprinklers, Solar Panel System, Shed, Sound System

All the extras are already here—solar, security, and more—where style meets smart living. Built by Van Arbour Homes, this beautifully maintained 4-bedroom, 3.5-bath property is designed for the way families live today—offering space, flexibility, and thoughtful upgrades at every turn. Step inside and be greeted by a bright, spacious entry that rises to the second floor, inviting you into the heart of the home. The open-concept main level features a stunning kitchen with quartz countertops, rich cabinetry, soft-close drawers, and premium appliances—built to handle everything from morning coffee to evening gatherings. The vaulted living room and dining area are flooded with natural light and open to a partially covered deck with a gas BBQ hookup, perfect for summer evenings. Upstairs, you’ll find three large bedrooms and a versatile bonus room that easily transforms into a home office, playroom, or nursery. Downstairs, the fully finished basement offers even more possibilities—with a fourth bedroom, a cleverly designed Murphy bed, and a built-in desk area for working or studying from home. For entertainment lovers, a 9-speaker surround Dolby Atmos system with Onkyo amplifier and subwoofer creates a true cinematic experience, whether you’re setting up a media room or enjoying a relaxing soundscape throughout the home. This home is as smart as it is stylish. A fully owned solar system powers everything—including the hot tub and air conditioning—cutting your electricity bills to zero and beyond. Zoned HVAC with air dampers and an Ecobee thermostat with remote sensors keep each level perfectly comfortable. It doesn’t stop there—Gemstone LED exterior lighting, smart light switches, a 4-zone irrigation system with drip lines, and a 6-camera 24/7 surveillance system are all included with no

ongoing fees. The oversized garage easily fits two vehicles, with extra height for a lift and room to spare for tools and gear. A custom mudroom with built-ins keeps daily life tidy and organized. From high-tech convenience to everyday comfort, this Van Arbour-built home truly has it all. Located minutes from the park, playground, walking paths by the creek, coulees, and off-leash dog park. Set up your own personal viewing and come see for yourself—your next chapter starts here.