



GRASSROOTS
REALTY GROUP

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**552 Riverhills Way W
Lethbridge, Alberta**

MLS # A2278751



\$749,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,818 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 6 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, Street Lighting | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: Bar Fridge, Central Air Conditioner, Dishwasher, Gas Range, Built-In Microwave, Range Hood, Refrigerator, Washer and Dryer, Blinds

A showhome with everything you need on the main floor?! How often does that happen? Well, here it is. The Ficus by Cedar Ridge Homes is an incredible bi level floorplan, that pairs functionality with elevated showhome finishes to create a true masterpiece you need to see. Up a few stairs from your spacious foyer with built ins, you are greeted by a lovely main floor complete with a cozy living room with gas fireplace, and two floor to ceiling windows that flood this whole space with the best natural light. The kitchen is truly one of a kind with two tone cabinets, a plaster hood fan, upgraded cabinets with glass insert, open shelving, and full height ceramic tile backsplash. Not to mention the positively massive window over your kitchen sink. Doing the dishes just got so much better with this in front of you! There's an extra prep sink in the beautiful island to make this space extra functional. Your primary bedroom is conveniently located on the main floor, with a four piece ensuite connected to a spacious walk in closet, which is then connected to your main floor laundry! Zero excuses if your clothes don't get put away now! The unique floorplan continues up a few stairs to the second floor, where you will find a great size loft area with open to below feature, another four piece bathroom, as well as two bedrooms. If you have little kids, they won't be too far away from you at all! The basement is also fully developed, with a family room with wet bar with custom cabinets, one more four piece bathroom, and 3 more bedrooms. You read that right...3! 6 bedrooms total! Outside you will love that a large deck has already been built on and is just ready for you to enjoy the morning sunrise. This home is located in the highly sought after neighbourhood of Riverstone, where people rave about the schools, parks, walking paths, and close access to restaurants, groceries, a fully stocked fishing pond, and

so much more. Come see all this gorgeous showhome has to offer.