



GRASSROOTS
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**344 Rivergrove Chase W
Lethbridge, Alberta**

MLS # A2281633



\$764,900

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,347 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, No Ne		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R-CL
Foundation:	ICF Block	Utilities:	-

Features: Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge x 2, Gas Range x 2, Hood Fan, Range Hood, Dishwasher, Washer, Dryer, Garage Heater, Air Exchange Unit, Upfront Freezer, Garage Door opener with remote(s), TV Wall Mount with TV, Central Vac with attachments,

Homes in Riverstone don't come up often, and this one stands out for a reason. The fully equipped spice kitchen, tucked into the walk-through pantry, is a rare feature in West Lethbridge and perfect for real cooking while keeping the main kitchen clean, open, and ready for guests. The main floor feels bright and inviting, with tall ceilings, a gas fireplace, and a layout that flows naturally from room to room. A private office sits near the front of the home, and the main kitchen features soft-close off-white cabinetry, quartz countertops, and built-in oven and microwave. A convenient half bathroom completes this level. Upstairs, the primary bedroom includes a 5 piece ensuite and walk-in closet, along with 3 additional bedrooms, a full bathroom, a dedicated laundry room with washer and dryer included, and a bright bonus room that works well as a play area, lounge, or second family space. The fully finished basement adds flexibility with a large living area, wet bar, bedroom, and full bathroom. A separate side entrance and additional laundry hookups make this level ideal for guests, older children, multi-generational living, or future suite potential. The home is loaded with upgrades including ICF construction, Hardie board siding, stamped concrete, hot water on demand, air conditioning, air exchange system, pot filler, gas BBQ hookup, central vacuum, underground sprinklers front and back, and an oversized heated garage with taller ceilings so you could potentially add a mezzanine. Set on a back alley and a private backyard, this home is also close to parks, walking trails, a dog park, schools, and the University of Lethbridge—making it an easy place to settle into and feel at home. Be sure to watch the Youtube tour - then book your private tour today! Grass images were enhanced.

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