



GRASSROOTS
REALTY GROUP

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**164 Riverstone Boulevard W
Lethbridge, Alberta**

MLS # A2286790



\$764,900

Division:	Riverstone		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,233 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Gara		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Other	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Walk-In Closet(s)		

Inclusions: Fridge, gas stove, hood fan, dishwasher, underground sprinklers, central air, in-floor heating, central vacuum & attachments, ceiling fan(s), window coverings, garage door opener & control(s), garage heater, washer & dryer upstairs in primary suite "all goods as is where is."

Imagine starting your day surrounded by peaceful views and quiet natural beauty — a distinguished residence in Riverstone where timeless architecture and refined comfort create a home that feels both elegant and welcoming. Custom built and beautifully appointed, this exceptional home captures scenic views of the natural habitat and parkland across, offering a serene backdrop for everyday living. Rich antique oak hardwood floors, soaring 12-foot ceilings, detailed crown mouldings, and a striking custom mantle with gas fireplace showcase exceptional craftsmanship while creating an atmosphere of warmth and quiet sophistication. Thoughtfully designed with beautifully defined living spaces — a refreshing alternative to typical open layouts — this home offers inviting rooms to gather, relax, and enjoy. The gourmet kitchen is designed for both relaxed mornings and effortless entertaining, featuring in-floor heating, maple cabinetry with corner pull-outs, an appliance lift, granite countertops, and a tumbled travertine backsplash, with quality finishes carried throughout. The adjoining nook opens to a sheltered private courtyard deck, an intimate outdoor setting perfect for your morning coffee or evenings with family and friends. The main floor also offers a laundry room, 3-piece bath with body jets, and a versatile office or bedroom with direct access to a second deck and south-facing patio, providing multiple outdoor spaces to enjoy throughout the day. The upper level is devoted entirely to a luxurious primary retreat, designed as a private sanctuary with a spa-inspired 5-piece ensuite featuring a 10ft. granite vanity, heated floors, soaker tub, and double shower with body jets. Two walk-in closets, a second laundry area, and a private balcony with tranquil views create a peaceful place to unwind. The fully developed lower level extends the home's comfort

with cork flooring, two additional bedrooms, a spacious family room with a second fireplace, full bath, and media room ideal for family movie nights. With 3596sqft of total living space, exceptional custom construction, and a rare collection of outdoor living areas, this home offers a lifestyle defined by comfort, character, and quiet elegance in one of Riverstone's most desirable settings — a place to be enjoyed for years to come.