



**409 Rivergrove Chase W
Lethbridge, Alberta**

MLS # A2289926



\$645,000

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|------------------|--|---------------|------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,706 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Oversized | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Rectangular Lot | | |

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

Inclusions: None

Welcome to this stunning brand-new home by Kalegaric Homes, offering 1,706 sq. ft. of thoughtfully designed living space that perfectly balances modern style and everyday functionality. This 3-bedroom, 2.5-bathroom layout is strategically designed with the primary suite on the main floor, creating a private retreat, while two spacious upper-level bedrooms provide separation ideal for family or guests. The show-stopping Adora two-tone kitchen is the heart of the home — featuring quartz countertops, a large island built for entertaining, a corner pantry, and seamless walkout access to the deck. The inviting living room is anchored by a striking feature fireplace, delivering both warmth and architectural character. Waterproof laminate flooring flows throughout the main living areas, complemented by plush carpeting in the bedrooms for added comfort. Additional upgrades include central A/C, enhanced doors and trim, and an oversized double garage. The unfinished walkout basement offers outstanding future potential — with room for two additional bedrooms and a bathroom — making this home as smart an investment as it is beautiful. Complete with modern finishes throughout and backed by new home warranty coverage, this property delivers exceptional value and long-term peace of mind.