



**26 Riverglen Link W  
Lethbridge, Alberta**

**MLS # A2299079**



**\$549,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Riverstone  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,697 sq.ft.  | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Attached, Garage Door Opener, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped  |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |     |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, A/C Unit, Garage Heater, Central Vacuum with all attachments, Wooden Coat Rack (front entrance), All Theatre equipment (including screen, projector, and sound system).

Welcome to 26 Riverglen Link W, a fully finished 2-storey home located in Riverstone West Lethbridge. Offering 1,697 sq ft above grade with a fully developed basement, this well-maintained home provides over 2,400 sq ft of total living space and features 4 bedrooms and 3.5 bathrooms, making it an ideal fit for families, professionals, or anyone seeking a move-in ready home with thoughtful design and flexibility. The main floor is designed for both everyday living and entertaining, with an open-concept layout that seamlessly connects the living room, dining area, and kitchen. The kitchen offers a central island, pantry, and ample cabinetry, while large windows fill the space with natural light. A versatile main floor room provides the option for a home office or additional bedroom, adding flexibility for changing needs. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary suite complete with a walk-in closet, private ensuite, and its own private deck — an ideal spot for morning coffee or winding down in the evening. The additional bedrooms each feature walk-in closets, along with a full bathroom and convenient upper-level laundry. The fully finished basement continues the same cabinetry, style, and colour palette found throughout the home, creating a cohesive, high-quality feel. This level is built for comfort and hosting, featuring a large family room with a gas fireplace on a thermostat, a wet bar, a dedicated theatre space with a retractable built-in screen and surround sound, an additional bedroom, and a full bathroom. It's a space designed to be enjoyed year-round. Outside, the private, fenced and landscaped backyard offers a rear deck and ample space to relax or entertain, with room to add your own hot tub if desired. Back lane access adds extra convenience. Additional highlights include a double attached garage

measuring 24'5" by 21'1", central air conditioning, two gas fireplaces, and excellent storage throughout with multiple closets and functional spaces.