



**64 Riverhurst Cove W  
Lethbridge, Alberta**

**MLS # A2299252**



**\$714,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,667 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Steam Room, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** None

Welcome to Riverstone, one of Lethbridge’s most prestigious communities, where this beautifully modified bi-level offers an exceptional blend of space, privacy, and thoughtful upgrades. Backing onto a green strip with a creek and with no neighbour beside, this property offers a setting that is hard to replicate, complete with frequent deer sightings and prairie views that make the backyard feel like a private retreat. Right from the moment you step inside, the large front entry makes a strong first impression with its grand feel, soaring ceilings, and impressive amount of storage. The main level feels bright, open, and spacious thanks to the tall vaulted ceilings carried throughout the home. The kitchen is generously sized and designed to impress, featuring quartz countertops, a walk-in pantry, and plenty of room to cook, gather, and spread out a little. Just off the kitchen is the dining area, where the views out the window stretch toward the prairies, and access leads directly to the covered, screened-in porch. This is the kind of space that quickly becomes a favourite, offering a quiet place to unwind through three seasons while staying sheltered from the famous Lethbridge wind. The enclosed area beneath the deck also provides valuable dry storage, because apparently this home decided regular storage just wasn’t enough. The main floor also features a stunning primary retreat with tray ceilings, LED valance lighting, a walk-in closet, and a beautifully appointed ensuite complete with a stand-alone soaker tub and fully enclosed steam shower. It is the kind of setup that feels a little more boutique hotel than everyday bedroom. Upstairs, you’ll find a spacious laundry room, two large bedrooms, and a full 4-piece bathroom. The fully developed basement adds even more room to spread out, featuring a massive family room with a gas fireplace and built-in shelving that

is perfect for entertaining, relaxing, or hosting a crowd without anyone feeling crowded. Two additional large bedrooms and another 4-piece bathroom make this lower level as functional as it is comfortable. This home also shines when it comes to storage and practicality. From the 27-foot wide garage with built-in shelving, to the storage under the front entry stairs, to the main hall closet with storage extending beneath the bedrooms, there is space here for everything and then some. Add in the triple-car driveway, underground sprinklers, hot water tank replacement, and a location that offers privacy rarely found in the city, and you have a home that delivers on both lifestyle and function in a big way.