



**340 Rivergrove Chase W  
Lethbridge, Alberta**

**MLS # A2110671**



**\$699,900**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,306 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** See appliances

Big! Beautiful! & Brand New! This two storey home in Riverstone has plenty of space for your needs! Boasting more than 2300 square feet above grade & a FULLY FINISHED BASEMENT, this home has 5 bedrooms, 3.5 baths, 3 living areas, and an office! Exterior features hardiplank siding and cast concrete accents. Basement is ICF(Insulated Concrete Form) construction that adds insulation & strength. Main level has welcoming entry with front closet. Just off the entry is an office. Open floor plan for living room, kitchen, and dining room, with living room open to 2nd floor ceiling above for that grand feeling. Kitchen has quartz counters, white cabinets, island with sink, stainless steel appliance package, & custom hood fan. Just off the kitchen is a chef's pantry with more cabinets, counter space and a wine fridge. Pantry leads to mud room with entrance from large 22x27 garage! Back inside, the dining room adjacent to kitchen at the back is a good size and has door to backyard. There is also a 2 piece bathroom on the main. Upper level houses 4 bedrooms plus a bonus room. Primary bedroom is a good size with large walk-in closet and 5 piece ensuite featuring floor to ceiling tiled walk-in shower and separate soaker tub. 2nd floor also has a good size laundry room & another full bathroom with tub/shower combo. Basement is fully finished with huge family room that features a full length wet bar and room for another full size fridge. There is also a 5th bedroom and another full bath on this level. Home backs an alley and comes with a deck! Home also comes with 10 year Progressive New Home Warranty! Call your favourite Realtor today!