



**GRASSROOTS**  
REALTY GROUP

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**126 Riverine LANE W**  
**Lethbridge, Alberta**

**MLS # A2119448**



**\$695,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,593 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Garage heater, garage cabinetry		

A remarkable Riverstone bungalow that has incredible curb appeal and style! This executive home has high-end finishes throughout and will WOW you! The main floor has rich hardwood floors, coffered ceilings, a chef's kitchen with gas cooktop, quartz counters, built in appliances and custom cabinetry. There's a cozy gas fireplace with tile surround in the living room, a convenient office, main floor laundry and somehow there are still 2 well sized bedrooms! The primary suite is like a retreat - 4 piece ensuite, soaker tub, walk-in closet, this home oozes luxury. The basement has a MASSIVE family room - there is SO much room for activities! 3 more bedrooms, 4 piece bathroom, storage space and upgrades include hot water on demand, a humidifier and AC. This corner lot features a yard, covered deck and plentiful off-street parking for your guests!