



**373 Rivergrove Chase W  
Lethbridge, Alberta**

**MLS # A2119669**



**\$600,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,020 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, On		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Landscaped, Underground Sprinklers		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Sump Pump(s)		

**Inclusions:** Fridge, Gas Cooktop, Dishwasher, Built-In Wall Microwave, Built-In Wall Oven, Range Hood, Washer, Dryer, Central A/C, Vivint Home Security System, Leviton Smart Lighting, Ecobee Smart Thermostat, Garage Heater, Garage Door Opener +Remote(s), Hot Tub, Underground Sprinklers (AS IS), and Moveable Shed.

Welcome home to 373 Rivergrove Chase W! Boasting 5 bedrooms, 3.5 bathrooms, a main floor office, and 2,020 square feet, this stunning two-story home offers a spacious open concept layout with lots of natural light. Upon entering, you'll be greeted by a roomy foyer, garage access, and conveniently located office. A few steps away is an inviting living room and dining room, ideal for entertaining guests or enjoying family gatherings. The kitchen is a chef's dream, offering built-in appliances, a gas cooktop, a large island, quartz countertops, and a large walk-in pantry for all your storage needs. Upstairs, you'll find a bright and cozy bonus room, two comfortable bedrooms, and a large master bedroom complete with a luxurious 5-piece ensuite bathroom, providing a private oasis for relaxation and rejuvenation. The lower level of the home is fully finished with another family room, two additional bedrooms, and a full bathroom, providing plenty of room for guests or growing families. Additional features include a double attached heated garage (22'x24'), smart home lighting and thermostat; and a spacious backyard with a deck, pergola, underground sprinklers, and hot tub, perfect for enjoying outdoor gatherings. Located in the desirable RiverStone neighbourhood, this home is only minutes away from the RiverStone Dog Park, walking-paths, playgrounds, shopping, and the St. Patrick Fine Arts Elementary School. Don't miss the opportunity to make this beautiful property your new home. Contact your favourite Realtor today!