



**86 Riverbrook Close W
Lethbridge, Alberta**

MLS # A2124774



\$644,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,490 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heater		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & control(s), front underground sprinklers, shed, central air, heater in garage, ceiling fan in primary, electric fireplace outside & inside in living room.

Nestled in prestigious Riverstone, 86 Riverbrook Close offers privacy & comfort with picturesque views of the park directly behind. This home of 2465 sqft of total living space features 4 bedrooms, 3 bathrooms, a walkout basement & charm at every turn. As you pull into the driveway, you are greeted by an established landscaped yard with garden beds, covered front patio all creating a serene oasis to relax & enjoy. Inside the home boasts a spacious layout with high vaulted ceilings & expansive windows that frame the stunning park views. The main open concept living area is flooded with natural light, adorned with tasteful finishes & decorative niches, all creating a warm & inviting atmosphere. The kitchen is a dream, equipped with stainless steel appliances, corner pantry, beautiful granite countertops complimenting the glass tile backsplash & a massive island to prep your food. Entertain guests in style in the bright dining area overlooking the spacious living room, featuring an electric fireplace with a stunning floor to ceiling tiled wall, all showcasing the views beyond with access to the east facing 28x10 covered deck. Adjacent from the living area there's a convenient main level bedroom (now used as a den/office) plus a stunning 3pc bathroom with a laundry closet. Upstairs over the garage, discover the private primary suite, complete with a walk-in closet, a luxurious customized ensuite bathroom with 2 sinks & a double sized tiled shower with massaging jets! Downstairs leads you to comfortable accommodations for family or guests with two bedrooms, 4pc bathroom, a bright family room with an impressive stone wall with gas fireplace plus a walkout onto the covered patio & private backyard. The thoughtfully landscaped yard is stunning with many focal points to view & entertain in. Dine outside in front of the electric fireplace admiring the stone wall & enjoy the

backdrop of the park views, listening to the calming sounds of the babbling brook. This home comes with a shed (with power), double heated garage with built-in storage & durable rubber flooring that's easy to clean. Don't miss out on this incredible home! Take a tour, look at your natural surroundings with close proximity to all amenities, parks, lake, walking & bike trails, schools & book your viewing with your favourite Realtor today!