



**24 Stonecrest Point W
Lethbridge, Alberta**

MLS # A2126187



\$939,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,010 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Gazebo, Landscaped, Standard Shaped Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Marble, Tile, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Fiber Optics, Garbage Collect
Features:	Central Vacuum, No Smoking Home, Skylight(s), Walk-In Closet(s), Wet Bar		

Inclusions: blinds, tv mounts, deck curtains and rods, hot tub, pergola, garage heater, Shed (as is where is)

Neuhaven Developments former showhome for sale! Check out this gorgeous, sprawling bungalow on large lot located across from the coulees on Stonecrest Point, in the prestigious area of Rivertstone. Your 2010SF main floor is loaded with custom features, offering 3/4" white oak hardwood flooring, open concept dining, living and kitchen with 10' ceilings, solid core 8' doors, 3 bedrooms, and 2 baths. Your master bedroom wows with coffered ceiling, wainscoting, walkin closet, ensuite with heated tile floors, walkin shower, soaker tub accented with barrel roof, double sinks with quartz countertops, vanity space and private water closet. Your entries are both finished with marble tile inlay, rear custom built-in lockers, and main floor laundry room with sink. Your main floor living room offers brick surround gas fireplace with custom built-ins adjoining your chefs kitchen with quartz counter tops, instant hot water, 48" 6 burner + grill gas cooktop, pot filler, double wall ovens, large walk-in pantry plus custom built in china cabinet! Your 1867SF basement is a fully developed walkout (access from both office/bedroom and family room) with 9' ceilings, 2 more bedrooms, home theater and huge open family room space equip with wet bar and gas fireplace with floor to ceiling built-ins, not to mentioned another full bathroom with double sinks and quartz countertops. Drive up your exposed aggregate driveway and into your 730SF heated 3 car garage with floor drain and mezzanine! Fully landscaped with gazebo, gas fire table, hot tub and shed, plus covered stamped concrete rear decks (top and bottom) with glass railing, privacy glass and patio curtains, gas line to bbq, UG sprinklers & cement fiber siding. Looking at saving on utilities? A recent solar assessment calculates a potential for a net zero electrical bill should you decide to go solar! Don't forget about the media wiring

throughout, tankless/on demand hot water and GEMSTONE lights. Enjoy all that Riverstone has to offer: city views, coulee paths, parks, ponds and elementary school. Take a virtual walk through now- and call your agent to book a showing as you are sure to fall in love!