



**18 Riverine Lane W
Lethbridge, Alberta**

MLS # A2188206



\$799,900

Division:	Riverstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,119 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low M		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	n/a		

Welcome to this beautifully crafted bi-level home by Greenwood Homes, perfectly situated in the desirable community of Riverstone. Backing onto a creek and greenspace, this property offers a peaceful retreat and an ideal setting for your family. With over 3,330 sq. ft. of meticulously designed living space, this 5-bedroom, 3.5-bathroom home features an executive, family-friendly layout with no wasted space. The open-concept main floor includes a granite kitchen, dining area, and a bright living room adorned with built-in bookshelves and a cozy gas fireplace. Conveniently located on the main floor, the luxurious primary suite offers a trayed ceiling, a spa-like 5-piece ensuite with a jetted tub, and a spacious walk-in closet. Main-floor laundry adds further practicality to this thoughtfully designed home. The lower level is perfect for family gatherings or entertaining, boasting a large, light-filled family room with big windows, another gas fireplace, and ample storage. The covered walk-out basement provides direct access to the landscaped backyard. This home sits on a beautifully maintained lot with an oversized double garage and maintenance-free artificial turf, offering both elegance and convenience. Located in a quiet neighborhood with easy access to schools, parks, and other amenities, this home is perfect for families or those who love to host. Don't miss the opportunity to make this exceptional property your new home. See it today!