



**237 Rivergrove Chase W
Lethbridge, Alberta**

MLS # A2190888



\$700,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,070 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Interior Lot, No Neighbours Behind, Irregular Lot, Pie		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: fridge, stove, dishwasher, hood vent, garage door openers (2) and controls(2)

MOVE-IN READY! - IMMEDIATE POSSESSION. Welcome to another quality-built 2-storey home by Journeymen Homes, nestled in the picturesque Riverstone subdivision. This 2070 sq. ft. family-oriented home boasts numerous upgrades and thoughtful features throughout. As you step inside, the warm and inviting foyer leads to an upgraded kitchen adorned with custom black and white cabinetry, quartz countertops and a butler's pantry, perfect for culinary enthusiasts. Direct access to the mudroom and an oversized double garage enhances convenience. The main floor offers a spacious open concept living area, complete with an electric fireplace with a mantel, ideal for cozy gatherings. Large windows flood the living space with natural light and offer serene views of the pie-shaped lot, backyard, and the Rocky Mountains—with no neighbors behind for added privacy. The main floor also features a 2-piece guest bath and luxury vinyl flooring throughout. Upstairs, a large family room sits at the top of the stairs, along with two kids' bedrooms and a full 4-piece bathroom. The laundry room is conveniently situated next to the primary bedroom, which features large windows framing mountain views, a walk-in closet, and a 4-piece en-suite. Entertain guests or enjoy family BBQs on the large, covered rear deck, where you can soak in endless southern views with an added feature of the staircase which leads down to the backyard, a feature that most home with a walk-out basement do not have. The bright walk-out basement offers incredible potential for future development, with space for additional bedroom, a family room with potential wet bar, a bathroom, and storage. (basement development could be completed for less than \$50,000). Step outside to the lower covered patio, where you can enjoy the spacious backyard, fenced on one side and with a beautiful

developer's fence across the back. This fine home stands out as a testament to Journeymen Homes' commitment to quality. Located near walking trails, the Riverstone dog park, and numerous amenities such as a convenience store, gas station, and Tim Hortons, this home seamlessly blends comfort, convenience, and natural beauty. Don't miss this opportunity to make this meticulously crafted home yours!