



**GRASSROOTS**  
REALTY GROUP

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**106 Riverbrook Close W  
Lethbridge, Alberta**

**MLS # A2200237**



**\$850,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,997 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, ac, window coverings, central vac attachments

This stunning 5-bedroom, 3-bathroom bungalow spans nearly 2,000 square feet and offers a perfect blend of comfort, style, and functionality. Upon entering, you'll be immediately captivated by the 19-foot entryway that creates a grand first impression. The vaulted ceilings throughout the main floor enhance the sense of space and openness, giving the home a light, airy feel. As you step further into the home, the open-concept living space is highlighted by beautiful hardwood floors that flow seamlessly through the main floor. Large windows invite natural light to fill the rooms, offering spectacular views and emphasizing the home's spacious layout. Step out on the wrap-around deck to have your morning coffee or bbq dinner. The heart of the home is the gourmet kitchen, featuring modern appliances, ample counter space, and a large island perfect for family gatherings. The living room and dining area provide the ideal setting for relaxation and entertaining, all while framing views of the lush surroundings. The master suite serves as a private retreat, featuring generous closet space and a luxurious en-suite bathroom. The additional four bedrooms are equally spacious and offer flexible use, whether as bedrooms, home offices, or guest rooms. The storage room could easily be a 6th bedroom if needed! The walkout basement provides enough room to have a rec space and a cozy living room by the gas fireplace and the wet bar opens even more possibilities. The lower level also includes ample storage and convenient access to the backyard. Outside, the property backs onto a serene creek, creating a peaceful and picturesque setting. The landscaped yard and covered exposed aggregate concrete patio offers a quiet escape, ideal for outdoor entertaining or simply enjoying the natural beauty. This home is a rare find, combining modern amenities,

a grand entry, soaring ceilings, and the beauty of nature, all within a spacious, thoughtfully designed layout.