



**240 Riverpark Boulevard W
Lethbridge, Alberta**

MLS # A2200643



\$799,000

Division:	Riverstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,646 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Treed, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: (2) Fridges, (1) Stove, (2) Dishwasher, B/I Hood Fan, Washer, Dryer, Garage Shelving, Window Treatments, Custom Draperies, Blinds, PEKA roll screen on deck, Central A/C, U/G Irrigation, Central Vacuum & Attachments, Water Softener.

Discover the epitome of elegance in this stunning former Stars Lottery Home, where exceptional craftsmanship and luxurious upgrades redefine modern living. With a design and attention to detail that rates a perfect 11/10, this residence features custom woodwork, intricate paneling, and a magnificent floating cherry wood staircase that sets an inviting tone. Step into the grand entrance adorned with coffered ceilings, which also grace the primary bedroom, while inlaid tile and rich hardwood flooring enhance the home's timeless appeal. The breathtaking Tuscan-inspired kitchen is a chef's paradise, boasting top-of-the-line cabinetry, granite countertops, and premium fixtures, all hallmarks of its award-winning design. Recent enhancements include heated Italian porcelain flooring in the kitchen, brand new hardwood floors throughout the main level, and upgraded appliances such as a Hisense three-zone refrigerator and an LG steam-clean dishwasher. This fully developed 1,646 sq. ft. bungalow is designed for comfort and entertaining, providing ample space for hosting family and friends. With over 3,100 sq. ft. of impeccably finished living space, this luxury home combines relaxed sophistication with impressive details. The open-concept living area centers around an eye-catching fireplace adorned with Italian glass tiles, while the lower level boasts luxurious, warm carpeting, a wet bar with seating, a second stone fireplace, a dedicated media room, and two additional bedrooms along with a thoughtfully designed games and relaxation area. A conveniently located main-floor office just off the entry is perfect for those working from home. The primary retreat serves as a true sanctuary, featuring a jetted soaker tub, beautifully tiled shower, granite vanity with dual sinks, and a spacious walk-in closet. Additional highlights include a bar area with its own dishwasher and

refrigerator, central A/C, central vacuum, underground sprinklers, a water softener, and a full suite of high-end appliances and window coverings. The double attached garage provides off-street parking for two more vehicles, while ample street parking ensures convenience for guests. Set on a desirable corner lot in the heart of Riverstone, this home is part of a vibrant, family-friendly community, complete with scenic pathways, lakes, playgrounds, and lush green spaces. Meticulously maintained and thoughtfully updated, this home is move-in ready. Begin your journey with a 3D tour and then come see it in person—this exquisite property is one of the most elegant and exclusive listings to hit the market. Perfect for mature couples, entertaining, and families with older children, you will be captivated by the stunning details at every turn. Imagine hosting friends and family in this beautifully customized 1,646 sq. ft. fully developed, landscaped bungalow, where every inch is designed for beauty and functionality.