

421 Rivergrove Chase W  
Lethbridge, Alberta

MLS # A2251899

\$649,900

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | Riverstone                                                               |        |                  |
| Type:     | Residential/House                                                        |        |                  |
| Style:    | 2 Storey                                                                 |        |                  |
| Size:     | 1,923 sq.ft.                                                             | Age:   | 2017 (8 yrs old) |
| Beds:     | 4                                                                        | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached, Garage Faces Front, Paved                        |        |                  |
| Lot Size: | 0.14 Acre                                                                |        |                  |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya |        |                  |

|             |                                                                                                         |            |      |
|-------------|---------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                 | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                                          | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                         | Condo Fee: | -    |
| Basement:   | Finished, Full, Walk-Out To Grade                                                                       | LLD:       | -    |
| Exterior:   | Concrete, Mixed, Stone, Vinyl Siding, Wood Frame                                                        | Zoning:    | R-CL |
| Foundation: | Poured Concrete                                                                                         | Utilities: | -    |
| Features:   | Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows |            |      |

**Inclusions:** fridge, stove, 2x ovens, microwave, washer/dryer, blinds, AC, central vac and attachments

Welcome to 421 Rivergrove Chase, a stunning like-new home tucked away on an oversized pie lot in a quiet cul-de-sac, backing directly onto the dog park in sought-after Riverstone. This beautifully designed, fully developed two-storey walk-out offers nearly 2,000 sq. ft. of stylish and functional living space, with 4 bedrooms, 4 bathrooms, and room for the whole family to grow and thrive. Just over 4 years old, this home is loaded with modern upgrades: from the spacious front entry to the gourmet kitchen with quartz countertops, KitchenAid appliances, walk-thru pantry, and loads of cabinetry. The open-concept main floor features a bright living room with a gas fireplace and sliding doors to your partially covered deck – perfect for enjoying Riverstone's spectacular sunsets. Upstairs you'll find a convenient second-floor laundry, bonus room, and 3 spacious bedrooms including a serene primary suite with walk-in closet and spa-inspired ensuite. The walk-out basement is filled with natural light and offers even more living space with a large family room, a 4th bedroom, home office/workout space, and plenty of room to unwind or entertain. Enjoy the outdoors in your fully fenced and landscaped backyard, featuring a 10'x28' aggregate patio, privacy fence, and pergola – all backing directly onto green space. This oversized lot offers ample room for kids, pets, and outdoor living. Additional features include: Double attached garage, Air conditioning, Central vac system, Located in a vibrant, family-friendly community. This is a rare opportunity to own a walk-out home on a premium lot in one of the city's most desirable neighbourhoods. Contact your favorite REALTOR® to book a showing today!