

**332 Rivergrove Chase W
Lethbridge, Alberta**
MLS # A2217917


\$749,900

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|------------------|--------------------------------|---------------|------------------|
| Division: | Riverstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,520 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Standard Shaped Lot | | |

| | | | |
|--------------------|---------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cement Fiber Board, Stone | Zoning: | R-CL |
| Foundation: | ICF Block | Utilities: | - |

Features: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: See appliances...plus Progressive New Home Warranty.

BIG, BEAUTIFUL, & BRAND NEW! It is incredibly challenging to find A large BRAND NEW two storey home with a finished basement, but Wild Rose Concrete Ltd. delivers again with this stunning design that features ICF(Insulated Concrete Form) basement, hardboard siding, and stone accents. Total space on all 3 levels is 3,615 square feet! Inside you'll find a welcoming foyer that is open to above. A couple steps up to the open plan for the living room with electric fireplace, & kitchen with full stainless steel appliance package, full height cabinets, quartz counters, and a large pantry with more cabinets and counter space. The dining room is adjacent to the kitchen out the back and features a door to the rear deck. Main floor also has a mud room with entrance from garage and a 2 piece bathroom. Upstairs, you'll notice the large bonus room with walk-out balcony above garage. There are also 4 big bedrooms, including primary with big walk-in closet and 6 piece ensuite featuring double sinks and double shower heads in the walk-in shower and tub area. Upper level also has a proper laundry room, and another full bathroom with tub/shower combo. Basement is fully developed with family room, games room with wet bar, a 5th bedroom, and another full bathroom with tub/shower combo. Wild Rose even adds in the air conditioning to keep you cool in the summer months. The ICF basement is amazing when it comes to insulation value & added foundation strength. Lot has back alley access and front attached garage is 22x24. Dare to compare for the size and options!