

332 Rivergrove Chase W  
Lethbridge, Alberta

MLS # A2217917



**\$749,900**

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

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

**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.

UPDATE: Construction scheduled to be finished for early July. 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, hardiboard 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!