

**91 Riverford Close W  
Lethbridge, Alberta**

**MLS # A2176198**



**\$650,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,062 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Garden, Landscaped, Street Lighting, Undergro		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Fridge, induction Stove, Dishwasher, OTR Microwave, Washer and Dryer, All window coverings including curtains, rods, and blinds, Underground sprinklers, Air Conditioning, 2 x Garage Door Remotes, Heater in Garage, Central Vac/Attachments, Hot tub, Shed, Bar Fridge in basement, firewood along fence

Welcome to the beautiful community of Riverstone in West Lethbridge! This stunning property is located on a private street with easy access to University Drive. This fully developed two-story home offers 2,065 square feet of living space on the main and second floors, plus a fully developed basement. Enjoy an enclosed three-season sunroom with tile floors that invites plenty of natural light, and indulge in the energy-efficient Arctic Spa saltwater swim spa that your whole family will love! Off the large front entrance, there is a main floor office space with French door and a transom window above, ideal for working from home or potentially setting up a hair studio. As you walk into the living/dining/kitchen space at the rear of the home, you'll notice the continuous flow of laminate floors and a gas fireplace with a beautiful tile surround. The kitchen is equipped with stainless steel appliances, including an induction stove and top-of-the-line Bosch dishwasher. It features quartz countertops with an undermount sink and a corner pantry for ample storage. The elegant maple railing with iron spindles leads to the second floor. This home boasts three bedrooms on the second floor, along with a bonus room and two bathrooms. The ensuite bathroom features a 5-foot soaker tub with a window above, a 4-foot shower, quartz countertops, and dual undermount sinks. The oversized primary bedroom includes a cozy sitting area and a walk-in closet. Conveniently located on the second floor is a laundry room with ample upper cabinets for extra storage. Step outside to a privacy-screened patio area with a concrete pad and a natural gas line for a future fire pit. The yard is fully landscaped with underground sprinklers and features an abundance of mature trees, including plum and apple trees, as well as haskap berries and strawberries. The outdoor living space is

completed with the spa that your entire family will enjoy. The oversized garage measures 29 feet wide by 24 feet deep and features two 12-foot overhead doors, a heater, and a sink. Other great features of the home include Hunter Douglas blinds, air conditioning, UV-protected window coatings, central vacuum, and attachments. The basement includes an additional bedroom, a bathroom, and extra storage space. You'll love the beautiful wet bar featuring granite countertops with an undermount sink, a bar fridge, and upper cabinets for additional storage. The basement family room is well-lit with plenty of pot lights, and the windows are equipped with roll shutters for enhanced darkness and privacy. This is a fantastic neighborhood to live in, just steps away from a dog park and paths leading to the Coulee!