

# \$800,000 - 44 Riverhurst Cove W, Lethbridge

MLS® #A2156068

**\$800,000**

4 Bedroom, 4.00 Bathroom, 3,036 sqft

Residential on 0.12 Acres

Riverstone, Lethbridge, Alberta

Welcome to your dream home in the stunning Riverstone community! This exquisite two-story residence backs onto a serene creek and lush green space, offering direct access to Riverstone Park. This home is fully developed with a spacious 3,000 sq. ft. on the main and second floors, complemented by a fully developed basement. The home features five generous bedrooms and three and a half bathrooms, providing ample space for family and guests. A dedicated office on the main floor, right of the front door that could be multi purposed space. There is a Large living space looking onto the green space that you can entertain the entire family in. Enjoy a covered deck that boasts a double-sided fireplace, seamlessly connecting the living room and outdoor deck space. The main floor includes a large dining and eating area, creating an inviting open-concept layout ideal for entertaining. The second floor features three bedrooms and a versatile medium room. The main bathroom comes equipped with double sinks and a five-foot tub with a tiled walls. The laundry room on the second floor offers extra storage and connects to a walk-through closet, leading to the en suite for added convenience. The en suite bathroom is a true retreat, featuring extensive countertop space, double sinks, a makeup table, and an oversized custom glass shower with shower rain head. Don't forget the large window letting in extra light!! The primary bedroom is designed for comfort and elegance, featuring a



dropped tray ceiling with additional lighting, an MDF feature wall, and remote-controlled blackout blinds for ultimate relaxation. The kitchen is a chef's delight, featuring quartz countertops, abundant counter space, and ample storage. A stylish stainless steel hood fan adds a modern touch. This home combines functionality with luxury, making it the perfect sanctuary for your family. Don't miss out on the opportunity to make this stunning property yours!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2156068    |
| Price          | \$800,000   |
| Sold Price     | \$795,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,036       |
| Acres          | 0.12        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 44 Riverhurst Cove W |
| Subdivision | Riverstone           |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 6Y8              |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|         |                        |
|---------|------------------------|
| Parking | Double Garage Attached |
|---------|------------------------|

## Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                        |
| Cooling           | Central Air                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                              |
| Fireplaces        | Double Sided, Gas, Living Room                                                                                                                 |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Partially Finished                                                                                                                       |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | BBQ gas line                                         |
| Lot Description   | Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn |
| Roof              | Asphalt Shingle                                      |
| Construction      | Composite Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2024 |
| Date Sold      | August 30th, 2024 |
| Days on Market | 17                |
| Zoning         | R-L               |
| HOA Fees       | 0.00              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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