



GRASSROOTS
REALTY GROUP

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**677 Twinriver Crescent W
Lethbridge, Alberta**

MLS # A2243551



\$629,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,304 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full, Suite, Walk-Out To Grade
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CL
Utilities:	-

Inclusions: 2 fridges, 2 stoves, 2 washer, 2 dryers, 1 dishwasher, blinds

Welcome to one of the best locations in Copperwood&mdashthis beautiful two-storey walkout sits on a large pie-shaped lot that backs directly onto Coalbanks Park. Whether you're sipping coffee on the back deck or watching the kids at the playground from your kitchen, this home offers one of the most family-friendly views in the neighbourhood. Inside, you'll notice the natural light right away&mdashwith big, beautiful windows, and this main floor doesn't disappoint. The layout is designed with busy families in mind: a spacious mudroom with built-in lockers flows into a walkthrough pantry with loads of storage, leading into a stylish kitchen with a big island, gas range, and stainless steel appliances. Upstairs is where this home really shines&mdashfour bedrooms all on the same level, plus a bonus room for movie nights or a quiet play space. The primary suite is tucked away for privacy and features a 5-piece ensuite and a massive walk-in closet. Downstairs, the walkout basement adds even more flexibility with a fifth bedroom, full bathroom (with double sinks), and a handy kitchenette, own laundry &mdashideal for guests, in-laws, or older kids wanting a bit more independence. Copperwood is a community built for families, with schools, parks, and amenities all close by. Homes like this don't come up often&mdashespecially with this kind of location. Reach out today to book your showing&mdashthis one is worth seeing in person!