



GRASSROOTS
REALTY GROUP

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**749 Twinriver Loop W
Lethbridge, Alberta**

MLS # A2257512



\$584,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,725 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Shingle Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings, Solar Panels, A/C, Garage Opener/Remote, Cabinets in Bonus Room

Your Dream Family Home Awaits on Twinriver Loop! Welcome to Copperwood's most sought-after street—Twinriver Loop, where neighbours become friends and the community shines bright year-round with family-friendly energy and festive holiday spirit. This is truly the place to call home. This beautifully maintained property showcases pride of ownership inside and out. The home is fully powered by solar, offering eco-friendly living without compromising on comfort or style. Step outside and fall in love with the stunning landscaping and lush garden, designed as a private oasis to enjoy through every season. Inside, the home is fully developed and thoughtfully designed for family living. The upper floor features a primary retreat complete with a walk-in closet and a private 3-piece ensuite—your own space to relax and recharge. Two additional bedrooms and a bright bonus room provide the perfect setup for kids, guests, or a home office. Don't miss the chance to own not just a home, but a lifestyle, in one of Lethbridge's most welcoming neighbourhoods.