



GRASSROOTS
REALTY GROUP

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**733 Twinriver Loop W
Lethbridge, Alberta**

MLS # A2257784



\$709,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,152 sq.ft.	Age:	2012 (13 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Dog Run Fenced In, Landscaped, Pie Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE HOOD FAN, WASHER/DRYER, ALL WINDOW COVERINGS, 7 THEATRE ROOM SEATS, 85' TV IN UPSTAIRS MOVIE ROOM, SHED, GREENHOUSE

This exceptional 6-bedroom, 3.5-bathroom two-storey in the desirable Copperwood neighbourhood of Lethbridge offers over 3,000 sq. ft. of beautifully finished living space on a rare 9,000+ sq. ft. lot!! The main floor showcases soaring 9' ceilings, hardwood flooring, a cozy gas fireplace, granite countertops, and a dedicated office! Upstairs, you'll find 4 spacious bedrooms, including a private primary suite with ensuite, along with a versatile movie/media room ideal for family nights. The fully finished basement adds 2 additional bedrooms, a full bathroom, and a large recreation space that can serve as a gym, games area, or extended family living. Outside, the property truly shines with a detached wired carpenter's shop that can double as the ultimate man cave, a greenhouse with an automated watering system, private basketball court, storage shed, expansive entertaining deck, and mature trees offering privacy and natural beauty. Ideally located near schools, parks, and amenities, this one-of-a-kind home perfectly blends space, style, and functionality for today's modern family!