



**346 Twinriver Road W
Lethbridge, Alberta**

MLS # A2286869



\$639,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,296 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Dog Run Fenced In, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Shingle Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Copperwood Pie Lot, 5 Bedrooms, Theatre Room & Private Balcony If you've been waiting for a home in Copperwood that actually gives you space real space, this one's going to stand out. Sitting on a pie shaped lot with alley access, the backyard alone is hard to find in this neighbourhood. It's massive, lined with mature trees, and gives you a level of privacy that newer subdivisions just can't replicate. The main level has a layout that's different in a good way. It's not your typical cookie cutter box. The kitchen is U shaped, super functional, with tons of counter space, loads of cabinetry, a massive walk in pantry, and built in dual ovens. If you cook, entertain, or host holidays, this setup just makes sense. Right off the kitchen is a formal dining room, separated from the living room by a stone half wall that adds character without closing things off. The living room itself is sunk down two steps and surrounded by windows, which makes it feel both cozy and bright at the same time. The gas fireplace anchors the space, and from here you have access to your covered deck. That deck overlooks the backyard and this yard is something else. Mature trees wrap around the perimeter, there's room for kids, pets, or backyard parties, and even a dedicated firepit area tucked in for those summer nights. Upstairs, you've got four bedrooms plus a large bonus room and a dedicated laundry room which is a game changer for a busy household. The primary bedroom is the showstopper though. It's spacious, the walk in closet is huge, and the patio doors lead out to your own private balcony overlooking the backyard. Morning coffee up there just hits different. The ensuite finishes it off with dual vanities, a standalone soaker tub, and a walk in shower. Downstairs is fully developed with a theatre room that's

ready for movie nights or game days. There's also a fifth bedroom large enough for a king sized bed and another full four piece bathroom, making it perfect for guests, teenagers, or extended family. Homes with this kind of lot, this much privacy, five bedrooms, and unique character don't pop up every day in Copperwood. If someone's been looking for space without sacrificing location, this is the kind of property that checks boxes you didn't even realize were on your list.