



**678 Twinriver Crescent W
Lethbridge, Alberta**

MLS # A2300424

\$639,900



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|------------------|---|---------------|-------------------|
| Division: | Copperwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,159 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn, Level | | |

| | | | |
|--------------------|------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Closet Organizers, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to Copperwood, one of Lethbridge's most sought-after family communities, where this just under 2,200 sq. ft. home delivers the kind of space, layout, and features that actually make day-to-day living easier. From the moment you walk in, you're greeted by a bright front office overlooking the yard, a perfect setup for working from home or keeping an eye on the kids playing out front. The main floor opens up into a seamless flow between the kitchen, dining, and living areas, creating that open-concept feel everyone wants but rarely gets right. The kitchen is both functional and inviting, featuring a two-tier island with plenty of bar seating, quartz countertops, stainless steel appliances, and a walk-in pantry that keeps everything tucked away and organized. Just off the kitchen, the dining space leads you out through sliding glass doors to a spacious backyard that's clearly been designed with family in mind, complete with a fire pit area, an in-ground trampoline, and plenty of room to run around. Being on a corner lot also means you get the added bonus of RV parking, something that's harder to find than you'd think. Back inside, the living room is anchored by a custom built-in gas fireplace, surrounded by large windows that bring in tons of natural light and make the whole space feel warm and inviting. The mudroom-style bootroom keeps things practical with main floor laundry and direct access to the attached garage, which is one of those features you don't fully appreciate until you have it. Upstairs is where this home really starts to separate itself, offering four bedrooms on one level, which is ideal for growing families. There's also a large bonus room that works perfectly as a movie space, playroom, or just a spot to unwind. The primary bedroom is a standout, featuring large windows and an ensuite that checks

every box with a soaker tub, walk-in shower, makeup vanity, and a walk-in closet. To top it off, all of the flooring on the upper level has just been replaced with brand new luxury vinyl plank, giving it a fresh, move-in ready feel. The fully developed basement adds even more flexibility with a spacious living area, two additional bedrooms, and a modern three-piece bathroom, making it a great setup for guests, older kids, or just extra space to spread out. Copperwood itself is one of those communities that continues to stand out for all the right reasons, featuring two scenic ponds connected by a greenstrip with walking trails that run throughout the neighbourhood. It's also home to an elementary school, with a high school and the second-largest YMCA in the city all within walking distance, along with convenient access to grocery stores and restaurants nearby. This is the kind of home that quietly checks all the boxes—location, layout, and livability—without trying too hard, and that's exactly why it stands out. Some photos are virtually staged.