



**GRASSROOTS**  
REALTY GROUP

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**350 Twinriver Road W  
Lethbridge, Alberta**

**MLS # A2140763**



**\$589,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,013 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Street Lighting, Underground Sprinklers, Pie Shaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** UG Sprinklers

Welcome to this stunning home! The Marpole layout by Ashcroft is far from your typical cookie-cutter design. Nestled in a serene location backing onto the Copperwood Elementary School, this property presents a prime opportunity for families seeking to reside within a desirable school zone. Situated on a tranquil street, the home offers a sense of seclusion, with ample space in the yard for relaxation and recreation. No more hassling with Christmas lights every year as the exterior also features customized and permanent Gemstone lights! Step inside to discover a captivating open-concept living area that sets this residence apart from conventional builds. The interior boasts exquisite finishing touches, including hardwood floors, 12x24 floor tiles, gorgeous granite countertops, an elegant tile backsplash, and a striking two-way gas fireplace feature. Upstairs, the layout is thoughtfully arranged to accommodate family living seamlessly. A spacious bonus room provides an ideal space for children to play, allowing you to unwind in the sunken living room on the main floor. Convenience is key with an upstairs laundry room, providing more than just a closet but a dedicated space for laundry tasks. The expansive master bedroom is a retreat in itself, offering generous proportions and even featuring a sheltered deck perfect for enjoying the serene surroundings. Not to mention, the fully developed basement adds even more versatility and functionality to this remarkable home with a 4th bedroom and full bathroom. With too many features to list, experiencing this property firsthand is a must. Don't miss out on the opportunity to make this exceptional residence your own! Call your Realtor and schedule a viewing today!