



**709 Twinriver Loop W  
Lethbridge, Alberta**

**MLS # A2173389**



**\$509,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,740 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Washer, Dryer, Dishwasher, OTR Microwave, Garage Door Opener and Remote, Central A/C, Central Vacuum

Welcome to Copperwood! This comfortable, well-maintained home is a perfect blend of modern amenities & convenient living for your family. With 3 bedrooms + office & 3 bathrooms, you will have plenty of space to grow. Step inside to an inviting open-concept layout that seamlessly connects the living room & kitchen. The kitchen is a culinary enthusiast's dream, featuring stainless steel appliances, a sleek glass cooktop, with a tiled backsplash that complements the luxurious stone countertops. Plenty of options for eating, with space for a table or seating at the breakfast island. Off the kitchen is access to the back deck, perfect for BBQ's in the summer! Enjoy cozy evenings by the fireplace, adorned with a custom mantel & built-in bookcase. The main floor also includes a 2-piece bathroom & a dedicated office, providing a quiet workspace. Upstairs, discover a spacious family room, a 4-piece bathroom & three bedrooms, with laundry nearby for ultimate convenience. The main suite is a sanctuary of its own, featuring a generous walk-in closet & 3-piece ensuite with glass shower. Downstairs, the unfinished basement is a blank canvas with plumbing ready for a future bathroom and also space for bedrooms, a home gym, or a play area to suit your lifestyle needs. Outside, you'll find a fully-fenced, low-maintenance backyard. Enjoy relaxing on your cobblestone patio while enjoying your large garden space, perfect for planting your favourite flowers or growing your own vegetables. Located just steps from Firelight Park, you'll have easy access to lush green spaces, schools, restaurants & convenient shopping. Everything you need is right at your doorstep! Don't miss out on this incredible opportunity to own a piece of Copperwood. Contact your REALTOR today to book your personal tour.