

**753 Twinriver Loop W  
Lethbridge, Alberta**

**MLS # A2279194**



**\$565,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,565 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Pantry, Walk-In Closet(s)		

**Inclusions:** Kitchen Appliances, Washer/Dryer, Window Coverings, Central A/C, Cameras

This home offers 1,560 square feet of beautifully designed living space that feels even larger the moment you step inside. The impressive two storey foyer creates a welcoming first impression, while the thoughtfully placed half right off the entry. The main floor features rich maple cabinetry by Adora, elegant quartz countertops that stretch across the workspace, and dark tile flooring that contrasts perfectly with the bright open concept layout. Whether you are entertaining guests or enjoying a quiet evening at home, the flow between kitchen, dining, and living areas makes the space feel both functional and inviting. Upstairs you will find generously sized bedrooms and a laundry room with the storage space families are always hoping for but rarely find. The fully developed basement adds even more versatility with an additional living room, bedroom, and full bathroom, making it perfect for guests, teens, or a private retreat space. Step outside and discover a backyard oasis filled with beautiful fruit trees and mature landscaping. It is a peaceful and inviting space that truly makes this property feel like home. And then there is the garage. The triple attached garage with 8 foot doors is a major bonus for trucks, storage, and outdoor toys. Located on one of the most enjoyable blocks in Copperwood! Twinriver Loop is known for its strong sense of community, festive seasonal decorations, and fantastic neighbours. It is the kind of street people are excited to live on. Close to parks, amenities, and everything Copperwood has to offer, this is a home that checks all the boxes and then adds a few more you did not expect.