

**318 Twinriver Road W
Lethbridge, Alberta**

MLS # A2322659



\$542,500

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,785 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Pantry		

Inclusions: Sprinklers, Shed, Play Structure, Existing RPR, Gem Stone Lighting

Imagine coming home to a space that perfectly blends comfort, style, and functionality. Nestled in the highly sought-after community of Copperwood, this beautifully maintained two-storey home has been thoughtfully designed for both everyday living and effortless entertaining. Offering 1,785 sq. ft. of above-grade living space, plus a fully finished basement, this move-in-ready home provides room for the entire family. The bright, open-concept main floor features soaring ceilings, a cozy gas fireplace, convenient main floor laundry, and a beautifully appointed kitchen complete with a pantry, wine fridge, and generous workspace. The adjoining dining area opens seamlessly to the backyard, creating the perfect setting for family dinners, summer BBQs, and entertaining friends. Upstairs, custom millwork, built-in features, and impressive ceiling heights add warmth and character throughout. The spacious primary suite serves as a private retreat with a walk-in closet and full ensuite. Two additional bedrooms, a full bathroom, and a versatile bonus room above the garage offer flexible space for children, guests, or a home office. The professionally finished basement extends the home's versatility with a large family and recreation room, a fourth bedroom, and an additional full bathroom—ideal for teenagers, overnight guests, or multi-generational living. Step outside into the fully landscaped and fenced backyard where you'll enjoy a spacious deck with a natural gas BBQ hookup, a garden area, and plenty of room to relax or entertain. Additional features include central air conditioning, Gemstone permanent exterior lighting, and an insulated double attached garage. Located in one of West Lethbridge's most desirable neighbourhoods, Copperwood offers convenient access to excellent schools, parks, playgrounds, walking paths, shopping,

restaurants, the YMCA, and the University of Lethbridge. Combining exceptional pride of ownership with quality upgrades and an unbeatable location, this is a home you'll be proud to call your own.