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Your REALTOR®
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673 Twinriver Crescent W
Lethbridge, Alberta

MLS # A2355096

$679,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,218 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-CL
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: moveable shed, blinds

Welcome to 673 Twinriver Crescent W, a spacious fully developed family home in Copperwood with a walkout basement, park backing and an oversized heated garage. A major recent improvement is the new upstairs bonus room, created by enclosing the former open-to-below space while still keeping four bedrooms on the upper level. The main floor features 9-foot ceilings, a dedicated office, a bright living room and a well-appointed kitchen with granite countertops, a large island, Bertazzoni 5-burner gas range, built-in appliances and a walk-in pantry. Upstairs you'll find four bedrooms in total - one of which is the spacious primary suite with a walk-in closet and 5-piece ensuite, laundry, and the new bonus room. The fully developed walkout basement adds a large family room, fifth bedroom, full bathroom and direct backyard access. Outside, the fully fenced and landscaped yard backs directly onto park and green space. The 24' x 32' heated attached garage is another standout, offering hot and cold water, a sink, workbench area and plenty of room for vehicles, storage and hobbies. With five bedrooms, multiple living spaces, a walkout basement and a fantastic Copperwood location, this home offers excellent space and functionality for a growing family. Book a showing with your favourite REALTOR® now!

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