

**338 Twinriver Road W
Lethbridge, Alberta**

MLS # A2214424



\$565,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Central
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CL
Utilities:	-

Inclusions: Kenmore Deepfreeze, wine fridge, electronic controlled blinds, utility room tech box, underground sprinklers

Welcome to this beautifully spacious and elegant family home in the highly demanded and sought-after community of COPPERWOOD! Boasting 1958sqft above-grade of an open, functional and inviting floorplan, this property provides all of the essential space and rooms your family needs to live in comfort and style! The main floor is welcoming and inviting, and provides a slightly recessed exit to your garage, basement, laundry and half bath which allows for excellent privacy and design away from the focal point of this home: the KITCHEN! This exquisite and executive kitchen is one of a kind, with an enormous quartz island capable of food-prep and entertainment for ALL of your friends and family. Enhanced upgrades include a built-in gas range, built-in oven and microwave, a beautiful rangehood, a wine cooler, beautiful tall cabinetry with custom moulding, and a corner pantry! Moving into the dining and living room you will notice TONS of windows and natural lighting, which are also equipped with electronic smart-controlled blinds for the tech enthusiasts, along with an electric fireplace to stay warm and cozy! Walking out to the rear deck you will find the south-facing backyard gets lots of sun year-round, which you can enjoy on your oversized deck that includes a GAZEBO! The pie-shaped yard provides ample space for play and enjoyment, with allowing for convenient alley access. The upstairs of the home has BRAND NEW CARPETS and contains FOUR bedrooms, including the master retreat and a converted bonus room. The master bedroom is spacious and inviting with a walk-in closet, while the en-suite bathroom contains a large soaker tub, a separate walk-in shower, and an oversized vanity counter. Before heading downstairs you will pass by the convenient half-bath on the main floor, along with the laundry room and access to the HEATED double

garage. Finally the fully finished and developed basement contains a large living room space with plentiful storage for games, entertainment, office supplies, and more! You will also find the 5th bedroom and the 3rd full bathroom which has a beautiful shower and an upgraded toilet! Some other notable mentions in this property are underground sprinklers, central air conditioning, programmable smart blinds and lighting, and a reminder of that heated garage! A perfect family home in a perfect location!