



**302 Sixmile Ridge S  
Lethbridge, Alberta**

**MLS # A2320097**



**\$918,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,590 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Private, Views		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan

**Inclusions:** 2 Garage Door Openers and 3 Remotes

**YOUR DREAM HOME AWAITS!!!** This spectacular Sixmile Ridge home has it all and it includes multiple features that you will not find in other homes on the market. The bright, sun-filled floor plan features a thoughtful, open design. An oversized tiled entryway opens up to the kitchen, dining space, and great room featuring hardwood floors and a stone faced fireplace surrounded by beautiful built-in cabinetry and woodwork. The well appointed kitchen was completed with a sprawling island and extensive granite counter tops, custom cabinetry, top quality appliances, and a walk through pantry. The South-facing covered deck provides the perfect place to entertain and unwind with panoramic views of the green space and ravine behind the home. The upper level is a wonderful spot for your family, with a thoughtful layout and design. The top floor bonus room is more than 320 square feet and features an additional gas fireplace and access to the upper floor laundry room. Four oversized bedrooms - each with generous walk in closets, surround the bonus room, and 3 of the bedrooms have been custom fitted with integrated built-in cabinetry, shelving, and expansive counter tops. The spacious primary retreat was thoughtfully designed with wonderful views, a generous walk-in closet, and a 5 piece ensuite featuring a double vanity, glass shower, and a jetted soaker tub. The basement was professionally completed by the builder and features a wonderful home entertainment space with an integrated wet-bar, a 5th oversized bedroom with a walk-in closet, and another quality 4 piece bathroom. An additional side door provides direct access between the main floor, basement, and outdoor spaces, and the heated, fully finished triple garage has been fitted with a bonus overhead door that opens up to the back yard. The ultra-quiet location is close to all amenities, shopping, restaurants, parks,

playgrounds, walking and biking paths, and the neighbourhood and neighbours are wonderful! With nearly 2600 square feet of top quality living space plus a professionally developed basement, 4 oversized upper level bedrooms, and wonderful views from this quiet Ridge location, this home simply can't be beat... this is the one that you have been waiting for!!!