



**680 Sixmile Crescent S
Lethbridge, Alberta**

MLS # A2320729



\$825,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,874 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, stove, range hood, dishwasher, BI microwave, garage door opener & remote, NH Warranty

Stunning brand-new build in the highly sought-after Sixmile neighbourhood, where every detail has been thoughtfully hand-selected with quality, style, and functionality in mind. Step inside to a welcoming front foyer complete with a spacious closet, offering practical everyday organization and a clutter-free entry. The heart of the home is the impressive gourmet kitchen, featuring beautiful two-tone cabinetry, custom wood accents, a gas range (also 220 hookups for electric) upscale appliances, and a large walk-in pantry. The kitchen seamlessly connects to the bright and inviting dining area, creating the perfect space for entertaining and family gatherings. The living room is designed to impress, showcasing a striking feature fireplace wall with custom built-ins and floating shelves—a premium touch often overlooked in new construction. The main floor also offers two well-sized bedrooms, a stylish 4-piece bathroom, and a dedicated laundry room with designer finishes. Occupying the entire upper level is a private primary retreat designed just for you. This luxurious space features an oversized walk-in closet and a spa-inspired 5-piece ensuite, creating the perfect sanctuary to unwind at the end of the day. The fully developed walk-out basement adds incredible versatility and living space. Complete with a wet bar, dedicated secondary laundry area, two additional bedrooms, and a 4-piece bathroom, this level is ideal for guests, extended family, or entertaining. Walk directly out to the backyard and enjoy seamless indoor-outdoor living. This home is move-in ready and waiting for its very first owner. A rare opportunity to own a thoughtfully crafted home in one of Sixmile's most desirable neighbourhoods. Come experience the exceptional quality, beautiful finishes, and timeless style for yourself—you truly need to see this one to appreciate everything it has to offer.