



GRASSROOTS
REALTY GROUP

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**181 Sixmile Bend S
Lethbridge, Alberta**

MLS # A2329379



\$725,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,373 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Gas heater in garage, Central Vacuum and attachments, Fireplace remote(s), 2 TV's and 2 wall mounts, Shed		

Tucked away on one of the most desirable streets in the highly sought-after community of Southgate, this immaculate property perfectly pairs a functional layout with elevated, bungalow-style living. From the moment you step into the large, welcoming foyer, the quality of the craftsmanship in this four-bedroom home with a main-floor office and a walkout basement is undeniable. It offers peace of mind with extensive security features, including a Ring video doorbell with front and back security cameras. Located just off the entrance is a spacious, bright home office, a pristine four-piece bathroom, and a handy mudroom that leads to the oversized, double-attached garage, complete with a gas heater and a large storage mezzanine. The heart of the home is the lovely kitchen, which features a large sit-up island, a walk-through butler's pantry, premium granite countertops, a brand-new dishwasher, and a newly replaced fridge and microwave. The kitchen flows into a generous dining space that will easily accommodate your special family dinners. Summertime entertaining is a breeze on the private upper deck, which comes complete with a gas line for the barbecue, frosted glass to protect you from the wind, and a brand-new, high-end Duradek surface that was also added to the front patio. For the cooler months, the main-floor living room offers a cozy indoor retreat, showcasing dramatic vaulted ceilings and a stunning floor-to-ceiling stone feature wall with a gas fireplace and generous built-in shelving. Best of all, the entire home is wired for sound with a premium Control 4 system and fitted speakers throughout, while a recently replaced central air conditioner ensures total comfort all summer long. The main-floor bedroom serves as a true private retreat, boasting all the bells and whistles, including a massive walk-in closet and a luxurious ensuite with dual

sinks, a deep soaker tub, and a walk-in glass shower. Downstairs, the expansive family room features airy 10-foot ceilings with pot lights, a wet bar, and a second gas fireplace with a stone feature wall and generous built-in shelving. This space flows seamlessly out to the private lower patio, which is perfectly protected from the elements. The lower level also hosts three additional large bedrooms, two of which include walk-in closets, a full five-piece bathroom, and a dedicated downstairs storage room complete with built-in shelves to keep your seasonal items perfectly organized. Step outside to the fully landscaped front and backyards, true outdoor havens featuring an underground irrigation system and numerous mature flowers, shrubs, and trees, including a newly planted tree in the front yard. The exterior appeal is further enhanced by brand-new sod throughout the front lawn, and the beautifully manicured backyard features a custom-built shed with electricity, flooring, and lighting. Packed with recent upgrades and luxury touches, this Southgate gem has many extras sure to please.