



GRASSROOTS
REALTY GROUP

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**696 Sixmile Crescent S
Lethbridge, Alberta**

MLS # A2333227



\$759,900

Division:	Southgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,836 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms)	Zoning:	R-L
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Open Floorplan		

Inclusions: FRIDGE, GAS STOVE, HOOD FAN, MICROWAVE, DISHWASHER, WASHER/DRYER, CENTRAL A/C, ALL WINDOW COVERINGS, BUILT IN CABINETRY, GARAGE DOOR OPENER/REMOTE

Welcome to this exceptional custom-built modified bi-level in the highly sought after Southgate community! Built with energy efficient ICF construction, this impressive 1,836 sq. ft. home offers 5 bedrooms, 3 bathrooms, and a fully developed walkout basement, making it the perfect home for growing families and entertaining! The bright, open-concept main floor is filled with natural light and features a stunning living room with a gas fireplace, custom built-in cabinetry, and a home audio sound system throughout. The beautifully appointed kitchen showcases granite countertops, stainless steel appliances, a gas range, and ample workspace for cooking and gathering. Main floor laundry adds to the home's functional and convenient design! Privately situated above the garage, the impressive 585 sq. ft. primary retreat offers the perfect blend of comfort and luxury. This incredible space features its own 6-foot fireplace, a spa-inspired 5-piece ensuite complete with a soaker tub, large shower, double vanities, and a private water closet. A spacious walk-in closet and dedicated office nook complete this private oasis. The fully finished walkout basement expands your living space with a spacious family room featuring custom built-in entertainment cabinetry, making it the ideal place for movie nights or hosting family and friends. Two additional bedrooms and a well appointed 5-piece bathroom provide plenty of room for family or guests. Outside, you'll appreciate the beautifully landscaped backyard complete with underground sprinklers, a stunning three-tier deck, stamped concrete patio and walkway, an attached storage shed, and convenient back lane access. The double attached garage includes a gas line, ready for a garage heater. Built with efficiency and long-term durability in mind, this home features ICF construction, additional exterior foam insulation beneath the

siding for enhanced thermal performance, argon-filled energy-efficient windows, central air conditioning, hot water on demand, and an air exchanger. Combining exceptional craftsmanship, premium upgrades, and an unbeatable location in one of South Lethbridge’s most desirable communities, this is a home you won’t want to miss!