



GRASSROOTS
REALTY GROUP

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**248 Sixmile Common S
Lethbridge, Alberta**

MLS # A2348521



\$749,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,639 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Rectangular		

Heating: Central, Fireplace(s), Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Refrigerator, Stove, Microwave, Oven, Dishwasher, washer, Dryer, Garage door opener, window coverings, Garage shelves

Welcome to this charming Bi-Level home with 5 Bedrooms, 3.5 Bathrooms, Walk-out basement located in a very desirable, family oriented neighborhood in Southgate community and walking distance to Parks, Schools, and major shopping centers! As you walk up to the front entrance, you'll be amazed by Stucco siding along with a spacious and covered veranda which leads to a very welcoming foyer with high ceilings. Enjoy the open floor plan with total livable space of 2750 Sq.Ft. that features a Spacious attached Double-Garage, massive deck (which can be covered using a remote), and a Versatile Rec/family room in a Large Finished Basement with a straight walk-out to a Large Patio along with extra concrete for future hot tub. The Beautiful Kitchen is The Heart Of The Home complete with Large granite island, walk-in pantry, Gas stove, and all Stainless Steel Appliances. The Vaulted ceiling on the main floor makes the open floor plan seem bigger and more spacious along with skylights over Kitchen Island. Living room and dining area has big windows looking on to the massive Deck and also, the backyard that let lots of natural light come in throughout the day. There is an immaculate living room with a customized wall decorated with stone around gas fireplace as well as cabinets along the wall. Main Floor consists of a massive Master Bedroom with tray ceilings, 5-piece en-suite, with a tiled in separate Bathtub to relax and read a book may be, and a big Walk-in closet with shelves. There are two great sized bedrooms, a full 3-piece bathroom, and a linen closet on upper floor along with loft space for kids to play and sleep on the same floor. Going downstairs there is a fully finished straight Walk-Out basement with lots of big windows and a glass door leading to a lower level covered patio and landscaped backyard meaning natural light all day

long. Basement being on ground level consists of a massive family/rec room that can be a play zone for kids, gym area for adults, or even great for gatherings in addition to two large bedrooms, walk-in closets in each, and a 3-piece bathroom, and a mini bar. Home in Pristine Condition: no pets, never smoked. Contact your favorite Realtor today to set up a viewing!