



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**416 Sixmile Cove S**  
**Lethbridge, Alberta**

**MLS # A2225119**



**\$750,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,280 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, washer/dryer, garage door opener +remote, blinds, microwave, range hood, central air conditioner, bar fridge, shed(as is/where is), U/G sprinklers, 2 TV mounts

A stunning Sixmile home located in a quiet cul-de-sac. Perfect for a family looking for elevated living, great access to major amenities and in a family-oriented neighbourhood. A cozy front verandah welcomes you to this 2,280 sq/ft 2 storey built by Van Arbour. The main floor is a functional, wrap-around floor plan that includes a well sized pantry, private mud room, half bathroom and open concept living, kitchen and dining areas complete with a gas fireplace and quartz counters. Heading upstairs there is a bonus living room which makes for a great flex space, the primary suite enjoys a view of the backyard, has a 5-piece ensuite that enters into the walk-in closet which then enters into the laundry room, talk about convenience! There are 2 additional bedrooms upstairs that share a 4 piece bathroom. The finished basement enjoys a wet bar in the family room, the perfect place to have movie nights or to watch the big game! 2 more bedrooms and a 4 piece bathroom are downstairs, along with plentiful storage space. The double garage is heated with extra tall ceilings, a covered deck keeps you protected from the elements and the backyard is a place you'll spend all your time this summer! A patio complete with water feature, garden beds, the pie-shaped lot brings lots of lawn to enjoy and there's an option for RV parking!