



**GRASSROOTS**  
REALTY GROUP

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**63 Sixmile Road S  
Lethbridge, Alberta**

**MLS # A2226784**



**\$679,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,620 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Welcome to this beautifully maintained and thoughtfully upgraded modified bi-level, located in the highly desirable Southgate neighbourhood of South Lethbridge. From the moment you arrive, you'll appreciate the pride of ownership and the move-in-ready condition of this spacious, light-filled home. With vaulted ceilings throughout the main level and over 2,000 square feet of developed living space, this home is perfect for families, professionals, or anyone looking for a stylish yet functional layout. Step into the like-new kitchen, where quartz countertops, custom cabinetry, and barely-used appliances create a space that's as beautiful as it is practical. Just off the kitchen, a formal dining room flows seamlessly into the open-concept living area—ideal for entertaining or cozy evenings at home. From the kitchen, you also have direct access to your east-facing covered deck, where you can enjoy morning sunrises and peaceful views of the professionally landscaped backyard. The main level offers two generously sized bedrooms and a well-appointed 4-piece bathroom. Up a short flight of stairs, the massive primary suite spans an impressive 22 feet in width. This retreat-style space features a 10-foot walk-in closet and a pristine 5-piece ensuite with dual sinks, a large soaker tub, and a separate shower—your personal sanctuary after a long day. The fully developed lower level is just as impressive, featuring a walkout to a second covered patio area where a large hot tub awaits. Surrounded by mature trees and meticulous landscaping, the backyard offers exceptional privacy and tranquility. Inside, the lower level includes a spacious family room complete with a cozy gas fireplace, two additional large bedrooms, another full 4-piece bathroom, and a separate laundry room with additional storage. Completing this exceptional home is an oversized

double garage that stretches nearly 30 feet deep—providing plenty of room for vehicles, storage, or a home workshop. Homes like this—well cared for, upgraded, and located in one of Lethbridge’s most sought-after communities—don’t come along often.