



**GRASSROOTS**  
REALTY GROUP

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**1612 Sixmile View S**  
**Lethbridge, Alberta**

**MLS # A2236042**



**\$799,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up 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, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Progressive New Home Warranty		

Another beautiful home built by Custom Quality Build Ltd.! This one is a 1569 square foot on main raised bungalow with a forced walk-out basement. Main floor features open plan with vaulted ceilings and vinyl plank floors in main living areas. Kitchen has large island with quartz counters and a walk-in pantry. Sliding glass doors to deck out back from dining room. Living room is a good size and is at rear of home to catch all the light that comes in from the south facing backyard. There are 2 bedrooms on the main floor including primary bedroom with walk-in closet and 4 piece ensuite that features double sinks and a walk-in shower. There is also another full bathroom with tub/shower combo on the main. Laundry room is also on main with entrance to garage. Basement is fully developed with family room that includes a wet bar and space for a full size fridge. There are 3 bedrooms in the basement and full bathroom with tub/shower combo, that also has a laundry area. Walk-out to covered patio below with steps up to the backyard. Home has conveniences of central a/c and tankless hot water. Home has architecturally controlled chain link developer back fence that indicates at some point, it will likely be future green space. Completion estimated October 2025.