



**GRASSROOTS**  
REALTY GROUP

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

**611 Sixmile Crescent S  
Lethbridge, Alberta**

**MLS # A2236242**



**\$675,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,719 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, wall oven & microwave, electric cook top, dishwasher, washer, dryer, hood fan, blinds, central air conditioner, garage door opener + remote, humidifier, UG sprinklers, sump pump, garburator

Here is a stunning bi-level bonus in Sixmile! Fully finished with some jaw-dropping features, this home will sure to leave you impressed! There are soaring ceilings in the front entry of this home, making the entrance feel grand and elegant. Tile flooring and a custom locker system add to the practicality of this foyer. There's a laundry room also on this landing making laundry a breeze! Heading upstairs, the vaulted ceilings continue to flow through the open concept living, dining and kitchen area. There's a gas fireplace flanked with shelving and a mantle in the living space, a granite adorned kitchen with spacious, uninterrupted island and lots of cupboard space. Two bedrooms share the main floor with a 4 piece bathroom. The level above the garage is the primary retreat - custom walk-in closet, 5 piece en-suite bathroom with soaker tub, walk-in shower and separate toilet room. The walk-up to grade basement offers plentiful natural light, a second gas fireplace for cozy movie nights, 2 more bedrooms, 4 piece bathroom and storage space galore! There's a partially covered deck off the kitchen and a fully covered patio off the family room, alley access from the backyard and not to forget the ever-important AC and underground sprinklers to boot!