



GRASSROOTS
REALTY GROUP

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**643 Sixmile Crescent S
Lethbridge, Alberta**

MLS # A2258819



\$799,000

Division:	Southgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,896 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, hood fan, 2x garage door openers, a/c unit

This stunning home offers 5 bedrooms and 2.5 bathrooms, thoughtfully designed to balance everyday comfort with high-end finishes. From the moment you step inside, soaring vaulted ceilings create a sense of openness and architectural elegance. The kitchen is a true showpiece, featuring stainless steel appliances, a butler's pantry for added storage and organization, and built-in cabinetry that seamlessly blends form and function. The main level also includes a cozy gas fireplace and access to a rear deck—ideal for outdoor entertaining or quiet evenings under the stars. Upstairs, you'll find a spacious primary bedroom with a massive walk-in closet conveniently connected to the laundry room, as well as a luxurious primary suite complete with a five-piece ensuite bathroom designed for relaxation and sophistication. The fully developed lower level offers even more living space, with a family room, 4-piece bathroom, and two additional bedrooms.