



**244 Sixmile Common S  
Lethbridge, Alberta**

**MLS # A2259609**



**\$565,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,474 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Jetted Tub, Open Floorplan, Pantry		
<b>Inclusions:</b>	N/A		

This custom built home has been thoughtfully designed to offer all of the upgrades and conveniences of an executive home with the benefit of a private basement revenue suite. The home's large entry archway with front double attached garage and the master suite windows over the garage, give this home fantastic curb appeal. The home's appeal is further supported by the superior finishes of Hardie board siding, stone, and metal railing. The main floor has a spacious open design with vaulted ceilings, hardwood floors, and the kitchen, dining, and living areas all open to each other. The kitchen cabinets are a gorgeous rich solid maple stained door with dark countertops and complementing tile backsplash. Appliances are stainless steel with a gas stove, over-the-range microwave hood fan, fridge with water, and dishwasher in the island next to the sink. The kitchen and dining are accented by unique custom lighting. There is a lovely deck just off the living room that is partially enclosed for easy enjoyment. The living room has a corner gas fireplace with custom shelves for cozy easy decorating. This main level also offers a second bedroom, dedicated laundry room, and 4 piece bathroom. The master bedroom is up one more level above the garage, boasting a beautiful large primary bedroom with walk-in closet, and a spa-like ensuite with a jetted tub, double vanities, and a glass door shower. The basement suite, with a private walk-out entry, has tall ceilings with large windows for lots of light creating a bright and inviting feeling. The suite offers 2 large bedrooms, a 4 piece bathroom, it's own stacking washer and dryer in a laundry closet, a modest kitchen and eating bar, and a corner gas fireplace. The small backyard is fully fenced with a small covered patio area, a shed, and a private parking pad with convenient back lane access. This custom home has been fabulously

maintained with the entire interior of the home having been just freshly painted in a beautiful updated neutral cream tone creating the perfect fresh canvas for you to start decorating. Call your favorite real estate agent today to view.