



GRASSROOTS
REALTY GROUP

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**232 Sixmile Common S
Lethbridge, Alberta**

MLS # A2267048



\$705,000

Division:	Southgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,737 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR, Washer, Dryer, Projection TV, Hot Tub, Window Coverings, 3 Garage Openers with 3 Controls, Central A/C, Underground Sprinklers, 2 Fireplace Remotes, Speakers, Fire pit, Garage Heater x 2

Welcome to this beautifully maintained executive modified bi-level home built by Grizzly Ridge! It offers over 1,700 sq. ft. of comfortable living space with thoughtful details throughout. Built in 2009, this property combines functionality and luxury in a quiet south-side crescent location. And car enthusiasts and hobbyists will appreciate not one, but TWO heated double garages—an attached 22' x 25'6" garage plus a detached 24' x 24' garage with 10' ceilings, 220 power, and built-in speakers! The spacious main level features vaulted ceilings, a bright open-concept living area, and a stunning kitchen with a large centre island and plenty of storage and workspace. The generous primary suite is a true retreat, complete with a double vanity, walk-in shower, and relaxing soaker tub. Both the main floor and upper bathroom feature in-floor heating for added comfort! Downstairs, the full walk-up basement feels bright and inviting with 9' ceilings and large windows that bring in plenty of natural light. The expansive family room is perfect for movie nights, games, or entertaining—with a pool table and hot tub included. There's also additional parking space behind the home for extra vehicles or guests. Additional highlights include built-in indoor and outdoor speakers, two fireplaces, central A/C, underground sprinklers, a covered rear deck, glass railings, and a fully fenced, landscaped yard. This is a rare opportunity to own a spacious, move-in-ready home with exceptional garage space and an ideal layout for family living or entertaining!