



GRASSROOTS
REALTY GROUP

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**1704 Sixmile View S
Lethbridge, Alberta**

MLS # A2269451



\$849,900

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,908 sq.ft.	Age:	2019 (6 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: FRIDGE, GAS STOVE, POT FILLER, DISHWASHER, MICROWAVE, PANTRY SHELVING, TV MOUNTS/BRACKETS, WASHER/DRYER X2, CENTRAL A/C, ALL WINDOW COVERINGS, GARAGE DOOR OPENER/REMOTE, GARAGE HEATER, UNDERGROUND SPRINKLERS

This stunning executive two-storey in the sought-after Sixmile community offers the perfect blend of luxury, comfort, and functionality, showcasing exceptional quality and thoughtful design with over 4,100 sq. ft. of beautifully finished living space. Featuring 6 bedrooms, 3.5 bathrooms, and a main floor office, this home is ideal for families seeking space! The main floor boasts 9' ceilings, a dramatic vaulted living room with a floor-to-ceiling stone fireplace, and expansive windows that fill the home with natural light! The kitchen impresses with quartz countertops, premium stainless steel appliances including an oversized fridge/freezer combo, a large island, and a walk-through butler's pantry that connects seamlessly to the mudroom with built-in storage. Upstairs, you'll find a bright bonus room, a full laundry room, and three spacious bedrooms, including a luxurious primary suite with a spa-inspired ensuite featuring double sinks, a fully tiled shower with dual heads, a soaker tub, and a walk-in closet! The fully developed basement continues the high-end finishes with 9' ceilings, brand new carpet, three additional bedrooms, a family room, a second laundry space, and a full bath—perfect for guests or growing families. Outside, the east-facing backyard is a private retreat backing onto an open field, featuring a covered deck with storage space underneath and Wi-Fi-controlled underground sprinklers! Additional highlights include a heated double attached garage with mezzanine storage, central A/C, a dual-zoned furnace, and a tankless hot water system. Every detail of this home has been crafted for modern living—offering elegance, practicality, and unparalleled comfort in one of Lethbridge's most desirable neighbourhoods!

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