



GRASSROOTS
REALTY GROUP

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**223 Sixmile Ridge S
Lethbridge, Alberta**

MLS # A2273106



\$700,000

Division:	Southgate		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,047 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating: In Floor, Forced Air, Natural Gas, Zoned

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Cement Fiber Board, Stone

Zoning: R-L

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: TV MOUNT(NO TV). WINE CABINET UNDER BAR. GARDEN BOXES, HALF BARREL, & 4 FLOWER POTS IN BACKYARD.

Pride of ownership and maintenance shines throughout in this Executive Modified Bi-Level home in desirable Sixmile. Upgrades abound with brand new exterior hardiboard siding just recently added to give excellent curb appeal. The owner is a garage enthusiast so of course the garage is heated and has epoxy floors. There is also a heavy duty tire rack, stainless steel foldable workbenches, pegboards, and fluorescent lighting above. The current owners also had the furnace replaced in 2021 with a 2 stage, 2 zone Elite Series unit from Kodiak Heating. They have added landscaping improvements over the years with walking paths and slope improvements. Owner has kept up with sealing the exposed aggregate driveway every few years. There is also a man door from the garage to the backyard. Inside there is a large welcoming entry open to above. Tile flooring at entry with a closet, and flows into laundry room with entrance to the garage. Main floor has hardwood floors & vaulted ceilings. Living room and dining room are separated by a three sided gas fireplace. Kitchen is well appointed with plenty of cupboards, quartz counters, large island, built-in microwave, built-in oven, built-in gas range with hood fan, door to covered deck out back that features a built-in gas fireplace on the deck and gas line for your BBQ. Back inside, there are 2 bedrooms on the main(one currently being used as an office) and a full bathroom with tub/shower combo. The back bedroom also has an entrance to the deck. The 637 square foot primary retreat is above the garage with a large bedroom, 5 piece en-suite with double sinks, separate tub, and walk-in tiled shower. Primary en-suite flooring is tile and has electric in-floor heat. There is also a separate toilet room. Primary retreat also has a 15x8 walk-in closet with closet organizers! Basement is fully finished with large family room, gym space

with commercial grade rubber sports flooring, a 4th bedroom, another full bathroom, a full bar area with bar fridge, and a good size furnace/utility room with plenty of under stairs storage. There is a door to the covered patio with a few steps up to the backyard. Yard is fenced and landscaped with underground sprinklers in the front yard. Home has conveniences of central a/c and central vac and even the smoke alarms have been updated. Move in and enjoy!