



GRASSROOTS
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**1664 Sixmile View S
Lethbridge, Alberta**

MLS # A2276366



\$875,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,465 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, stove, dishwasher, hood fan, 2x garage door openers, A/C unit		

Welcome to 1664 Sixmile View South — a beautifully designed 2,465 sq. ft. two-storey home offering five bedrooms, three bathrooms, a bonus room, and a fully finished basement, all backing onto a future green space for added privacy and long-term appeal. The main floor is thoughtfully curated with light wood accents, stone countertops, and matte black fixtures, creating a modern yet timeless aesthetic. At the heart of the home, the gourmet kitchen impresses with a large central island, stainless steel appliances, floor-to-ceiling cabinetry, and a walk-in butler’s pantry—perfect for both everyday living and entertaining. The spacious living room is anchored by a gas fireplace and framed by expansive windows, filling the space with natural light and creating a warm, inviting atmosphere. The main level is rounded out with a half bathroom, mudroom, and a dedicated office or den, ideal for remote work or flexible use. Upstairs, you’ll find three well appointed bedrooms, a four-piece bathroom, a convenient laundry room, and a generous bonus room designed for family living or relaxation. The primary suite, privately positioned at the back of the home, offers a true retreat complete with a luxurious five-piece ensuite featuring a double vanity, freestanding soaker tub, curb-less tiled shower, and a spacious walk-in closet. The fully finished basement extends the living space even further, offering a large family room, two additional bedrooms, and a four-piece bathroom—ideal for guests, teens, or multi-generational living. Thoughtfully designed, beautifully finished, and perfectly positioned, 1664 Sixmile View South delivers space, style, and functionality in one exceptional package. Note: Select images are illustrative in nature and may not reflect the exact property. Design elements and finishes may vary.

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