



GRASSROOTS
REALTY GROUP

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**623 Sixmile Crescent S
Lethbridge, Alberta**

MLS # A2276710



\$660,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Southgate | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,801 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, City Lot, Corner Lot, Lawn, Low Maintenance Landscape, Standar | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Composite Siding, Concrete, Stone, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance | | |

Inclusions: second fridge, second stove, second dishwasher, shed

This fully developed 1,800 square foot modified bi level offers a thoughtfully designed layout with five bedrooms and excellent flexibility for families, multi generational living, or future rental income. Spacious, well laid out, and filled with natural light, this home balances everyday comfort with smart functionality. Vaulted ceilings and an open concept main floor create an inviting sense of space as soon as you step inside. The living room is warm and welcoming, centered around a gas fireplace with a stone surround and built in cabinetry that adds both character and storage. Just off the living area, the dining space is flooded with natural light from a large picture window and opens directly onto the backyard deck, making it ideal for entertaining or relaxed family meals. The kitchen is designed to impress and perform, featuring dark cabinetry, granite countertops, high end stainless steel appliances, and a massive walk in pantry that offers exceptional storage. Two spacious bedrooms are located on the main floor, while the private primary suite sits above on its own level, creating a true retreat. This space includes a five piece ensuite with dual vanities, a deep soaking tub, and a large walk in closet, with the convenience of the laundry room located on the same level. Downstairs, the home is already set up with a suite in mind, offering excellent rental or in law suite potential. The lower level includes a second kitchen, a large living area anchored by a second gas fireplace, two generously sized bedrooms, and a five piece bathroom with dual vanities. A separate laundry area is located in the utility room, and the walk out entrance adds even more flexibility. With the simple addition of a door or wall, the spaces can be fully separated, or kept open to enjoy the home as one expansive living space. Outside, the property is further enhanced by an additional 16 by 20 parking pad at the rear, providing extra off

street parking or the potential for a future second garage. With its flexible layout, thoughtful design, and built in potential, this is a well rounded home that offers space, comfort, and options for today and the future.