



**GRASSROOTS**  
REALTY GROUP

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**1612 Sixmile View S**  
**Lethbridge, Alberta**

**MLS # A2281520**

**\$788,000**



<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** none

Step into brand-new luxury with this stunning bi-level offering over 2,900 sq. ft. of fully developed living space, perfectly positioned backing onto a peaceful green strip for extra privacy and a beautiful backdrop year-round. The upper level is designed to impress with an open-concept layout, featuring a show-stopping kitchen with quartz countertops, modern finishes, and plenty of space to gather and entertain. The living room is anchored by a striking fireplace feature, while large sliding glass doors lead to your balcony, creating the perfect indoor-outdoor flow for morning coffee or evening sunsets. The main floor primary suite is a true retreat, complete with a custom spa-inspired ensuite, a massive walk-in closet, and thoughtful design throughout. A second bedroom on the main, adds flexibility for family, guests, or a home office, and you'll love the convenience of upstairs laundry located right off the large 24'x21'6" double garage. Downstairs, the home continues to deliver with a bright walk-up basement with 9-foot ceilings, and vinyl plank flooring throughout. This lower level is fully developed with three large rooms, a full bathroom, and even a secondary laundry setup—ideal for busy households, multi-generational living, or added functionality. The spacious family room is elevated by a beautiful wet bar, perfect for hosting, movie nights, or game-day entertaining. Add in exceptional storage, washer and dryer, tankless hot water, central air all included, an energy efficient home built with integrity from the ground up, and you have a home that's as practical as it is impressive. With premium finishes, incredible space, in a sought after location, this one is the total package. Call your agent today—homes like this don't last. Possession is available upon completion. Measurements based off blueprint. Home is incomplete. Rendering shown.

Final finishes, colors, and details may vary