



**128 Sixmile Common S  
Lethbridge, Alberta**

**MLS # A2288664**



**\$789,500**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,138 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s)

**Inclusions:** 2 fridges, gas stove top, wall oven, microwave, stove, dishwasher, central air, garage heater, underground sprinklers, 2 washers, 2 dryers, garage door opener and control, movable shed

Quality construction shines throughout this thoughtfully designed home. Welcome to this magnificent custom-built modified bi-level situated on a desirable corner lot, offering over 3,300 sq. ft. of well-planned living space designed with flexibility and comfort in mind. The bright and welcoming main floor (1,500+ sq. ft.) features an open foyer, spacious living room, and a beautifully appointed kitchen with granite countertops and a stunning island—perfect for family gatherings and entertaining. The dining area flows seamlessly to the outdoor deck, creating wonderful indoor-outdoor living. The private primary suite includes a luxurious 5-piece ensuite and walk-in closet, while an additional bedroom (ideal as a home office), a half bath, and main-floor laundry add everyday convenience. Above the garage you’ll find over 500 sq. ft. of additional living space with two generously sized bedrooms, a bonus room, and a full bathroom—ideal for teenagers, guests, or extended family members who appreciate their own private retreat. The fully developed 1,350 sq. ft. walk-out basement offers incredible flexibility. With a separate entrance, full wet bar, family room, two large bedrooms, full bathroom, and separate laundry. The lower level will suit so many options: Multi-generational living, college students, or long-term guests. Additional highlights include: \*\* Three cozy stone fireplaces (living room, primary suite, and basement family room) \*\* Three skylights bringing in natural light \*\* Engineered hardwood and Italian tile flooring \*\* Low-E windows throughout \*\* Two sets of appliances \*\* Central A/C and central vacuum. The oversized heated double attached garage features built-in heavy-duty shelving plus hot and cold water taps—ideal for hobbyists or additional storage. Outside, enjoy beautifully landscaped front and back yards with

underground sprinklers. The fully fenced south-facing backyard includes a removable fence panel for optional RV parking. The covered upper deck (with natural gas hookup) leads down to a concrete patio near the separate basement entrance—perfect for private outdoor enjoyment. Located just steps from a park and pond in a highly desirable neighborhood, this home is ready for a new owner to enjoy. Whether you're looking for a high-end home with exceptional space or a property designed to accommodate extended family, this home offers comfort, versatility, and room to grow for every stage of life.