



**128 Sixmile Common S
Lethbridge, Alberta**

MLS # A2288664



\$789,500

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

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

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.