



**129 Sixmile Bend S  
Lethbridge, Alberta**

**MLS # A2296331**



**\$799,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,114 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, See Remarks		

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

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge, Stove, Washer, Dryer, built in oven, dishwasher, bar fridge, 5 tv wall mount(s), window treatments, central vacuum & attachments, OTR, gemstone exterior lighting, reverse osmosis system, underground sprinklers (back yard).

Welcome to this stunning, fully developed home in desirable Southgate, offering space, style, and high-end finishes throughout. Step inside to a stunning open-to-above entrance that immediately set the tone. The main floor features a massive kitchen with quartz countertops, updated appliances, dual ovens, and cabinetry that wraps seamlessly into the dining area. A convenient walk-through pantry connects directly to the garage. The inviting living room showcases a gas fireplace with floor-to-ceiling built-in shelving, while a versatile office or spare bedroom and a 2-piece bathroom complete the main level. Upstairs, you’ll find a spacious primary retreat with a luxurious 5-piece ensuite, including dual sinks, quartz counters, a jetted tub, stand-up shower, heated tile floors, and a walk-in closet. This level also offers a large bonus room, two additional well-sized bedrooms, a 4-piece bathroom, and a dedicated laundry room. The fully finished basement is perfect for entertaining, featuring a large family room with a wet bar, quartz countertops, bar fridge, and a second gas fireplace. Two more bedrooms and a 4-piece bathroom complete the lower level. Outside, enjoy a beautifully landscaped backyard with mature perennials, a circular patio with a water feature, a covered deck with natural gas hookup, and a lower stone patio. The property backs onto an alley and includes a true double garage with impressive 10 doors, plus permanent outdoor LED lighting. This home checks all the boxes—space, upgrades, and incredible outdoor living. Seller will take TRADES (planes, trains & Automobiles... what do you have?)