



**11 Sixmile Ridge S  
Lethbridge, Alberta**

**MLS # A2135925**



**\$670,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Pantry, Soaking Tub, Storage, Wet Bar		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, All blinds and window coverings, A/C, Control4 automation system

Welcome to your dream home, a stunning four bedroom bungalow that combines luxury and comfort. Set on a beautiful lot backing onto a serene park, this property offers breathtaking views and an array of desirable upgrades throughout. Fresh paint in 2022, New tankless water heater in 2023, Roof was updated in 2014, and beautiful engineered hardwood on the main level. As you step into the inviting foyer, you'll immediately appreciate the attention to detail and quality finishes. The well-appointed kitchen is a chef's delight, featuring granite countertops, stainless steel appliances, a gas range, and a spacious corner pantry. It opens seamlessly to the dining area and living room, where large windows frame the picturesque park views, creating a perfect setting for both entertaining and everyday living. The main floor also boasts a luxurious primary suite with a generous walk-in closet and a spa-like ensuite that includes dual sinks, a relaxing soaker tub, and a custom-tiled shower. For added convenience, the main floor houses a thoughtfully designed laundry room. Downstairs, the expansive family room features a cozy fireplace and a stylish wet bar, making it ideal for family gatherings or entertaining guests. You can conveniently Control all home Audio/Visual, heat and lights from your phone in this Control4 Smart home. The walk-out basement also includes two well-sized bedrooms, a full bathroom, and ample storage space. The outdoor space is equally impressive, with meticulously landscaped grounds, a covered upper deck with elegant glass railing, and a large patio and deck area perfect for relaxation and outdoor entertaining. Situated on a quiet cul-de-sac, this home offers the tranquility of park-side living with the convenience of being close to major shopping and amenities. With brand new windows and exterior doors, this beautiful bungalow is ready to become

your perfect retreat!