



**72 Sixmile Road S
Lethbridge, Alberta**

MLS # A2145771



\$799,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,525 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Solar Tube(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Here's an immaculate Custom Built Executive Bungalow with walkout backing onto the pond in Sixmile at Ridge Park. This home features over 1500 SqFt on the main floor. Boasting 9' ceilings (including a tray ceiling in the primary bedroom), crown moldings, high end hardwood floors, custom kitchen with pantry, granite counters, solar tube lighting, stainless steel appliance, large dining area, main floor laundry, main floor office, large living room with gas fireplace and so much more. Off the dining area you have a very large covered deck with glass railing and wind/privacy glass shields. It's perfect to entertain or just sit back and enjoy the picture perfect view of the pond and park. This floor also boasts a 1/2 bath, a very large primary bedroom complete with a walk-in closet and a 5 piece ensuite. Downstairs is completely developed, with 9' ceilings, large windows, 2 more bedrooms, full bath, family room with fireplace, wet bar and a walkout to a covered patio and yard. This home has a finished large double car garage attached with 15' ceilings, wash tub and heater. This home has so many upgrades. It's even wired for a backup generator. Ask your Realtor for a full list of all the many upgrades built into this home. Easy to show and immediate possession.