



**628 Sixmile Crescent S
Lethbridge, Alberta**

MLS # A2154454



\$772,500

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,481 sq.ft.	Age:	2014 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Side, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Lawn, Landscaped, Street Lighting, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub

Inclusions: Fridge, Cooktop stove, B/I Wall oven, B/I microwave, Dishwasher, Washer, Dryer, Bar Fridge in Living room, Blinds, A/C, Underground sprinklers, Garage door openers and controls, garage heater, TV Wall mount in basement

Why settle for the ordinary and mundane when you can own this modern, statement-making home? It's a rare find, boasting quality, craftsmanship, and functionality that's hard to match. This grand residence distinguishes itself with its bold dark hardi-board siding and windows, exquisite landscaping and fencing, and a custom-built pergola in the backyard that's truly a masterpiece. Ideal for those who love to host, it features a vast kitchen island, a covered deck, and the new pergola. Guests may never want to leave! The home is adorned with stunning cabinetry and built-ins, from the entryway bench and cupboards to the rear entry off the garage, to the walk-in primary closet and custom office shelving. The primary bedroom outshines all others, and the heated floors in the 5-piece ensuite evoke the luxury of a resort stay. Upstairs, three spacious bedrooms, a laundry room, and an office create an optimal remote work environment. The lower level offers a luminous family room, two more bedrooms, and another 4-piece bathroom. Located in the family-oriented Sixmile area, close to numerous southern city amenities, a home like this is a rarity and definitely deserves a spot on your must-see list!