



**101 Sixmile Common S
Lethbridge, Alberta**

MLS # A2173749



\$850,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,617 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, GAS STOVE, DISHWASHER, MICROWAVE, SAMSUNG WASHER, SAMSUNG DRYER, CENTRAL A/C UNIT, BLINDS ON WINDOWS, BAR FRIDGE, WHITE FRIDGE IN GARAGE, CENTRAL VAC & ATTACMENTS, 2 GARAGE DOOR REMOTES.

Executive Bungalow with walk-out basement on 60 foot wide lot backing the park, walking path, and pond in desirable Sixmile neighbourhood close to all south side shopping and conveniences. Originally built by Empire Homes, this former show home was designed and built with attention to detail. Strong stucco exterior with stone accents. Inside you'll find a welcoming foyer that provides good privacy where you can't see into the rest of the home. Around the corner of the foyer, you'll find an open plan with high ceilings and hardwood floors on main for kitchen, living room, & dining room. Gourmet kitchen has floor to ceiling cabinets and large island that features more cabinets and sink. Just off the kitchen is a coffee prep station or stand up office, that leads to a walk-thru pantry, and laundry room with entrance to the double garage. Dining room features a door to the covered deck out back with view of the park! Living room has oval tray ceiling, gas fireplace with mantle, and large windows along the back. Main floor also features 2 bedrooms including primary with 4 piece ensuite that features walk-in glass steam shower, and double vanity. Primary bedroom also has a walk-in closet and a door to the deck out back. A second 4 piece bathroom completes the main. Walk-Out Basement is accessed from a beautiful curved staircase in the centre of the home. Basement has great features including a family room with custom built-ins, a fireplace, and a bar with sink. There is also a reading/music area close to the windows that adorn the rear of the home. Additionally, there is a separate media/theatre room, 2 more bedrooms, another full bathroom, and plenty of storage. The current owners enclosed the covered patio to make a sunroom and a gym. While these areas aren't heated by the forced air furnace in the home, they do have installed space heaters

to use to add warmth when you need it. Backyard is fenced and landscaped with underground sprinklers and . Home has conveniences of central a/c, central vac, in-ceiling speakers, control 4 module, gas line to BBQ on deck, & tankless hot water.