



**700 Sixmile Crescent S
Lethbridge, Alberta**

MLS # A2178541



\$719,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,816 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Veneer, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Stone Counters, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Appliances Stainless Steel - fridge, stove, dishwasher, hood fan, linear electric fireplace, 2x garage door openers,

Welcome To 700 Sixmile Crescent... Upon entering you will be greeted by vaulted ceilings, a tiled entryway and built in bench seating. The main floor is meticulous in design with a combination of light wood, stone counters and matte black fixtures which create a warm modern feel. The kitchen is the centrepiece of the home. It features stone countertop, floor-to-ceiling cabinets, dual kitchen skylights, large windows and vaulted ceilings. Other features include a custom gas fireplace, two bedrooms, 3pc bathroom and a deck just off the dining room. The primary suite is the entire upper level and includes large south facing windows, laundry, His-and-Her vanity, large soaker tub, walk-in closets, a custom shower with built-in tiled bench and a matte black rain shower head. The lower level is fully developed walk out basement, with a large family room, two well sized bedrooms both with walk in closets and 3pc bathroom.