



GRASSROOTS
REALTY GROUP

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**346 Sixmile Ridge S
Lethbridge, Alberta**

MLS # A2180914



\$690,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,744 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Central A/C unit, Dishwasher, Garage door opener & Remote(s), OTR Microwave, Refrigerator, Electric Stove, Washer/Dryer, Window Coverings, U/G Sprinkler Controller, Fire sconces - electric (2)

Welcome to 346 Sixmile Ridge S, a stunning custom-built former show home located in the prestigious Southgate community! This impressive bilevel home spans 1,744 sq. ft., offering an exceptional blend of luxury, functionality, and style. The main floor boasts high-end finishes throughout, including gleaming hardwood floors, granite countertops, and an open-concept design that's perfect for both family living and entertaining. With 5 bedrooms and 3 bathrooms, there's ample space for everyone. The spacious primary suite features a luxurious ensuite and walk-in closet. The basement is a standout feature, with an illegally suited layout that includes a separate walkout entrance, a cozy gas fireplace, and a dedicated gym area. This space offers incredible flexibility for extended family, guests, or added income potential. Additional highlights include a double attached garage, beautiful curb appeal, and a location that's second to none. You'll be just minutes away from shopping, schools, and a wide array of amenities.