



GRASSROOTS
REALTY GROUP

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721 Sixmile Crescent S
Lethbridge, Alberta

MLS # A2194013



\$835,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Southgate | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 2,379 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Street Lighting | | |

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

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: Fridge, stove, dishwasher, OTR hood fan, microwave, washer, dryer, garage door opener + remote, central air conditioner, blinds

Step into this dream home - complete with unique features, high end finishes and enough space for the whole family! This custom build offers distinct variety within Sixmile - a bi-level bonus that is thoughtful, creative and enjoys a spacious corner lot. The entrance of this home has a WOW factor! Soaring ceilings, bespoke stair railings, a wrap-around main floor and plentiful natural light. There's great flow as you progress into the home; a designated dining area, main floor office, cozy living room with gas fireplace, TWO covered decks (both with natural gas hook ups), a quartz adorned kitchen with well sized pantry, half bathroom and spacious laundry room. The primary suite rounds out the main floor with a custom walk-in closet, 4 piece ensuite and well sized bedroom! The upper floor greets you with a bonus living room, 2 spacious bedrooms and a 5 piece bathroom featuring dual vanities and a separate toilet/shower room! The basement rounds out this home with a HUGE family room that spans the whole length of the home! On one side you'll find a gorgeous wet bar, on the other a cozy fireplace with built in shelving, perfect for movie nights! There's yet another 2 bedrooms (both with walk-in closets), a 4 piece bathroom and the hidden gem in this home is the tremendous amount of storage! Take a few steps into the mechanical room to find a ton of bonus storage space for all your seasonal items! The garage offers tall ceilings and reinforced floors to host a car lift. Fully landscaped, fenced and ready for you to move in with great access to amenities!