



**GRASSROOTS**  
REALTY GROUP

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**660 Sixmile Crescent S  
Lethbridge, Alberta**

**MLS # A2210636**



**\$705,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, Crown Molding, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Central A/C, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer and Dryer, All window coverings include, curtains, rods and blinds, Garage Heater, Electric Fireplace in basement, Bar Fridge, Trim Lights, Security System (Buyer to take over contract), Buyer to accept RPR dated October 3, 2022

Nestled in a vibrant neighborhood, this exquisite bungalow is almost like new and has been meticulously cared for, showcasing beautiful details throughout. With just under 1,500 square feet of luxurious living space, this home is a perfect blend of comfort and elegance. Step inside and be greeted by the spacious layout that features nine-foot ceilings both on the main floor and in the basement, creating an open and airy atmosphere. The heart of the home is the stunning kitchen, complete with stacked cabinets adorned with beautiful crown molding that reaches the ceiling. Equipped with stainless steel appliances, including a gas stove, a custom-built hood fan, and a convenient pot filler, this kitchen is a chef's dream. The massive island with quartz countertops is perfect for casual dining or entertaining guests. Throughout the home, you'll find durable vinyl plank flooring, which extends even to the stairs leading down to the basement. The custom white oak handrails are paired with sleek black metal spindles, adding a touch of modern sophistication. The inviting living room boasts a tray ceiling accented with two large beams and a cozy gas fireplace, beautifully detailed with stone that reaches to the ceiling. Flanked by two built-in white bookcases, the living area also features large patio doors that open to your backyard and deck, seamlessly blending indoor and outdoor living. The composite deck, with aluminum railing and a gas line for your grill, overlooks a spacious concrete patio area surrounded by low-maintenance, zero-scaped landscaping equipped with a drip system for shrubs. Retreat to the primary suite at the back of the house, which offers a tranquil atmosphere complemented by a tray ceiling and a stylish barn door leading to your ensuite. This spa-like bathroom features double sinks and a lovely tiled feature wall complete with mirrors and stunning hanging lights. Enjoy a

relaxing soak in the freestanding tub with chic black fixtures or refresh yourself in the custom tile and glass shower that includes a bench and rain showerhead. The large walk-through closet provides ample storage and conveniently connects to the laundry room and back entrance area. The fully finished basement is a delightful surprise, featuring large windows that fill the space with natural light. It includes a bar area with a sink and wine fridge, custom floating shelves, and three generously sized bedrooms, each with their own walk-in closets. A spacious bathroom completes this lower level. Conveniently located close to all the South Side Lethbridge amenities, including Costco and Safeway, this remarkable home is a must-see. Don't miss the opportunity to make it yours!