# \$835,000 - 721 Sixmile Crescent S, Lethbridge

MLS® #A2194013

## \$835,000

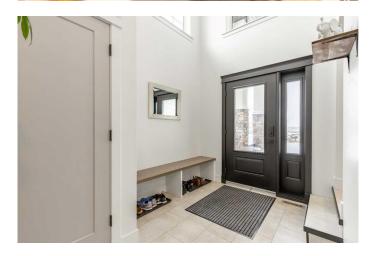
5 Bedroom, 4.00 Bathroom, 2,379 sqft Residential on 0.13 Acres

Southgate, Lethbridge, Alberta

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







#### Built in 2021

### **Essential Information**

MLS® # A2194013 Price \$835,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,379
Acres 0.13
Year Built 2021

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

# **Community Information**

Address 721 Sixmile Crescent S

Subdivision Southgate
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K 8G3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan,

Quartz Counters, Walk-In Closet(s), Built-in Features, Double Vanity, No

Animal Home, Pantry, Skylight(s), Storage, Sump Pump(s), Wet Bar

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings, Central Air Conditioner, Garage

Control(s)

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room, Family Room, Tile

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Landscaped, Corner Lot, Lawn, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame, Composite Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 3rd, 2025

Days on Market 46

Zoning R-L

## **Listing Details**

Listing Office Grassroots Realty Group

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