

416 Sixmile Cove S Lethbridge, Alberta

MLS # A2225119



\$750,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,280 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer/dryer, garage door opener +remote, blinds, microwave, range hood, central air conditioner, bar fridge, shed(as is/where is), U/G sprinklers, 2 TV mounts

A stunning Sixmile home located in a quiet cul-de-sac. Perfect for a family looking for elevated living, great access to major amenities and in a family-oriented neighbourhood. A cozy front verandah welcomes you to this 2,280 sq/ft 2 storey built by Van Arbour. The main floor is a functional, wrap-around floor plan that includes a well sized pantry, private mud room, half bathroom and open concept living, kitchen and dining areas complete with a gas fireplace and quartz counters. Heading upstairs there is a bonus living room which makes for a great flex space, the primary suite enjoys a view of the backyard, has a 5-piece ensuite that enters into the walk-in closet which then enters into the laundry room, talk about convenience! There are 2 additional bedrooms upstairs that share a 4 piece bathroom. The finished basement enjoys a wet bar in the family room, the perfect place to have movie nights or to watch the big game! 2 more bedrooms and a 4 piece bathroom are downstairs, along with plentiful storage space. The double garage is heated with extra tall ceilings, a covered deck keeps you protected from the elements and the backyard is a place you'll spend all your time this summer! A patio complete with water feature, garden beds, the pie-shaped lot brings lots of lawn to enjoy and there's an option for RV parking!