



Anne French
Your REALTOR®
Love where you live.

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**346 Sixmile Ridge S
Lethbridge, Alberta**

MLS # A2276113



\$659,900

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,809 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Private, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

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)

Certified appraisal for \$695,000!!! Here is your opportunity to own a custom-built former show home located in the prestigious Southgate community. This exceptional bilevel offers 3,230 sq. ft. of total living space and presents a flawless blend of luxury, comfort, and thoughtful design. The main floor showcases pristine high-end finishes throughout, including hardwood floors, granite countertops, and a bright open-concept layout ideal for both everyday living and entertaining. The home offers 5 generously sized bedrooms and 3 full bathrooms, plus a versatile den—perfect for a home office, study, or additional flex space if you need more room. The spacious primary suite is a true retreat, featuring a walk-in closet and a beautifully appointed ensuite. Downstairs, the basement continues the home's immaculate presentation and features a second kitchen, separate walkout entrance, cozy gas fireplace, dedicated gym area, and exceptional flexibility for extended family, guests, or potential supplemental income. Additional highlights include a double attached garage, outstanding curb appeal, and a prime location just minutes from shopping, schools, and an abundance of amenities. This meticulously cared-for home is truly move-in ready and shows pride of ownership throughout.