



Anne French  
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Love where you live.

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**1612 Sixmile View S  
Lethbridge, Alberta**

**MLS # A2281520**

**\$759,999**



<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** none

Step into brand-new luxury with this stunning bi-level offering over 2,900 sq. ft. of fully developed living space, perfectly positioned backing onto a peaceful green strip for extra privacy and a beautiful backdrop year-round. The upper level is designed to impress with an open-concept layout, featuring a show-stopping kitchen with quartz countertops, modern finishes, and plenty of space to gather and entertain. The living room is anchored by a striking fireplace feature, with oversized sliding glass doors leading to your south facing balcony, creating the perfect indoor-outdoor flow for morning coffee or evening sunsets. The main floor primary suite is magnificent, complete with a custom spa-inspired ensuite, a massive walk-in closet, and thoughtful design throughout. A second bedroom on the main, adds flexibility for family, guests, or a home office, and you’ll love the convenience of upstairs laundry located right off the large 24'x21'6" double garage. Downstairs, the home continues to deliver with a bright walk-up basement with 9-foot ceilings, and vinyl plank flooring throughout. This lower level is fully developed with three large bedrooms, a full bathroom, and even a secondary laundry setup—ideal for busy households, multi-generational living, or added functionality. The spacious family room is elevated by a beautiful wet bar, perfect for hosting, movie nights, or game-day entertaining. Add in exceptional storage, washer and dryer, tankless hot water, central air all included, an energy efficient home built with integrity from the ground up, and you have a home that’s as practical as it is impressive. With premium finishes, incredible space, in a sought after location, this one is the total package. Call your agent today— This house is ready for immediate possession! (Just finishing some exterior details) Measurements based off

blueprint.