

128 Sixmile Common S
Lethbridge, Alberta

MLS # A2288664



\$789,500

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,138 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s)

Inclusions: 2 fridges, gas stove top, wall oven, microwave, stove, dishwasher, central air, garage heater, underground sprinklers, 2 washers, 2 dryers, garage door opener and control, movable shed

Quality construction shines throughout this thoughtfully designed home. Welcome to this magnificent custom-built modified bi-level situated on a desirable corner lot, offering over 3,300 sq. ft. of well-planned living space designed with flexibility and comfort in mind. The bright and welcoming main floor (1,500+ sq. ft.) features an open foyer, spacious living room, and a beautifully appointed kitchen with granite countertops and a stunning island—perfect for family gatherings and entertaining. The dining area flows seamlessly to the outdoor deck, creating wonderful indoor-outdoor living. The private primary suite includes a luxurious 5-piece ensuite and walk-in closet, while an additional bedroom (ideal as a home office), a half bath, and main-floor laundry add everyday convenience. Above the garage you’ll find over 500 sq. ft. of additional living space with two generously sized bedrooms, a bonus room, and a full bathroom—ideal for teenagers, guests, or extended family members who appreciate their own private retreat. The fully developed 1,350 sq. ft. walk-out basement offers incredible flexibility. With a separate entrance, full wet bar, family room, two large bedrooms, full bathroom, and separate laundry. The lower level will suit so many options: Multi-generational living, college students, or long-term guests. Additional highlights include: ** Three cozy stone fireplaces (living room, primary suite, and basement family room) ** Three skylights bringing in natural light ** Engineered hardwood and Italian tile flooring ** Low-E windows throughout ** Two sets of appliances ** Central A/C and central vacuum. The oversized heated double attached garage features built-in heavy-duty shelving plus hot and cold water taps—ideal for hobbyists or additional storage. Outside, enjoy beautifully landscaped front and back yards with

underground sprinklers. The fully fenced south-facing backyard includes a removable fence panel for optional RV parking. The covered upper deck (with natural gas hookup) leads down to a concrete patio near the separate basement entrance—perfect for private outdoor enjoyment. Located just steps from a park and pond in a highly desirable neighborhood, this home is ready for a new owner to enjoy. Whether you're looking for a high-end home with exceptional space or a property designed to accommodate extended family, this home offers comfort, versatility, and room to grow for every stage of life.