

129 Sixmile Bend S Lethbridge, Alberta

MLS # A2296331



\$799,900

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,114 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, See Remarks		

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

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Stove, Washer, Dryer, built in oven, dishwasher, bar fridge, 5 tv wall mount(s), window treatments, central vacuum & attachments, OTR, gemstone exterior lighting, reverse osmosis system, underground sprinklers (back yard).

Welcome to this stunning, fully developed home in desirable Southgate, offering space, style, and high-end finishes throughout. Step inside to a stunning open-to-above entrance that immediately set the tone. The main floor features a massive kitchen with quartz countertops, updated appliances, dual ovens, and cabinetry that wraps seamlessly into the dining area. A convenient walk-through pantry connects directly to the garage. The inviting living room showcases a gas fireplace with floor-to-ceiling built-in shelving, while a versatile office or spare bedroom and a 2-piece bathroom complete the main level. Upstairs, you'll find a spacious primary retreat with a luxurious 5-piece ensuite, including dual sinks, quartz counters, a jetted tub, stand-up shower, heated tile floors, and a walk-in closet. This level also offers a large bonus room, two additional well-sized bedrooms, a 4-piece bathroom, and a dedicated laundry room. The fully finished basement is perfect for entertaining, featuring a large family room with a wet bar, quartz countertops, bar fridge, and a second gas fireplace. Two more bedrooms and a 4-piece bathroom complete the lower level. Outside, enjoy a beautifully landscaped backyard with mature perennials, a circular patio with a water feature, a covered deck with natural gas hookup, and a lower stone patio. The property backs onto an alley and includes a true double garage with impressive 10 doors, plus permanent outdoor LED lighting. This home checks all the boxes—space, upgrades, and incredible outdoor living.