

**544 Sixmile Crescent S  
Lethbridge, Alberta**

**MLS # A2299054**



**\$675,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,255 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** UG sprinklers (As Is), Garage Cabinets, Build-in Bulk Bed, Parimary Bedroo, Head Board.

Welcome to the desirable Sixmile community on Southgate—an ideal location with easy access to the new Southbrook Elementary School, shopping, restaurants, and everyday amenities. This well-maintained home offers 4 bedrooms and 3.5 bathrooms, designed for comfortable family living with thoughtful features throughout. The spacious entry welcomes you in and leads to a beautiful kitchen that truly is the heart of the home—complete with a large island, granite countertops, soft-close cabinetry, gas stove, and a convenient walk-through pantry. The dining area provides plenty of room for family gatherings and flows into the inviting living room featuring a gas fireplace with built-in shelving. Upstairs, you’ll find two additional bedrooms, a full bathroom with double sinks, and a primary retreat with a 5-piece ensuite including double vanities, a soaker tub, and a separate shower. A bonus living space with a pocket office and upper-level laundry add extra function to this level. The fully developed basement offers even more flexibility with a separate side entrance, spacious family room with gas fireplace, wet bar with built-in wine fridge, an additional bedroom, and a full bathroom. Outside, enjoy the landscaped yard with underground sprinklers and a deck to relax and unwind. The double attached garage is insulated, drywalled, and features impressive 14-foot ceilings—perfect for storage or projects. A move-in ready home in a great South Lethbridge location—this is one you won’t want to miss.