

**1612 Sixmile View S  
Lethbridge, Alberta**

**MLS # A2321500**



**\$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		

<b>Heating:</b>	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, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge, Stove, Dishwasher, Range Hood, A/C, Washer/Dryer, Tankless Water Heater, Garage Door Opener

This brand-new fully developed 5-bedroom, 3-bathroom home by Custom Quality Build in Sixmile is beautiful both inside and out. You will be impressed by the street appeal of this modern home, featuring a stone and Hardie exterior and a wide entryway. You will love the open-concept layout on the main floor, which features luxury vinyl plank flooring, a spacious kitchen perfect for entertaining, complete with quartz countertops and a dream pantry hidden behind a barn door. The kitchen flows into the living room, where you can enjoy the striking fireplace feature. Just off the main living area, step out to enjoy the deck and a beautiful view of mature trees. The main floor has two bedrooms, including a primary suite with a large walk-in closet and a luxurious ensuite bathroom with a walk-in shower. For added convenience, the main laundry area is located upstairs just off the garage entrance. Moving downstairs, the fully developed basement boasts bright nine-foot ceilings, a walk-up separate entry, and plenty of storage. With its own wet bar and additional laundry hookups, this lower level is perfectly set up for a mother-in-law suite, guests, or teenagers. Inside, the home comes fully equipped with all kitchen appliances, a washer and dryer, and central air conditioning already installed. Enjoy the peace of mind that comes with Custom Quality Build, Brand New, and New Home Warranty. Immediate Possession is available. Call a REALTOR® today to schedule your private tour.