



Anne French
Your REALTOR®
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**697 Sixmile Crescent S
Lethbridge, Alberta**

MLS # A2175976



\$674,900

Division:	Lethbridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,523 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade, Walk-Up To Grade	LLD:	-
Exterior:	Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, See Remarks, Separate Entrance		

Inclusions: n/a

You may have heard statements like this before; "This Home looks like it is out of a Magazine!!" Immaculate, better than new, and so on... well this is actually true about this home! It is loaded with upgrades and extras that you actually will notice and feel! This home speaks quality and will have you wanting to move in before you know it! Don't pay today's brand new prices when you can get this fully loaded and fully developed walkout four bedroom home for less than what you would build it for! This 5P custom Home boasts 4 bedrooms with the Primary retreat resting over the garage which gives the personal space that you want! Included in that space is a decked out five piece en suite including a soak-er tub, double sinks, Walk in shower and more! On the main floor is the 2nd bedroom, a fully loaded laundry room with cabinets and room to work, continuing on the mainfloor you will also find a fully appointed kitchen with a spacious island, granite counter-tops, upgraded cabinetry, pantry, and more. Both the living room up and the family room down boast fireplaces so that you do not miss the ambience at any level. to counter that in the summer is the central AC. Downstairs, your spacious living area leads to a walkout covered patio where a hot tub currently resides! It provides the perfect cover for private outdoor entertainment! Let's not forget about the other two spacious bedrooms down as well as another full bathroom! The family room is large and is ready to entertain with a spacious wet bar with cabinetry and more! With two bays, this home has a true double attached garage. The upstairs covered deck allows you to look out over your meticulously landscaped yard, which includes concrete along the side, trees along the back, and another concrete pad for extended picnic or activity area! The list of extras is plentiful! Custom blinds, hot

and cold water out to the garage, hot water on demand, underground sprinklers, tray ceiling in the Primary bedroom, granite counter-tops, outdoor lighting, upgraded USB receptacles, Hardi board siding, and the list goes on as there isn't room to point out the little details that were not overlooked!