

**721 Sixmile Crescent S  
Lethbridge, Alberta**

**MLS # A2194013**



**\$835,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,379 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge, stove, dishwasher, OTR hood fan, microwave, washer, dryer, garage door opener + remote, central air conditioner, blinds

Step into this dream home - complete with unique features, high end finishes and enough space for the whole family! This custom build offers distinct variety within Sixmile - a bi-level bonus that is thoughtful, creative and enjoys a spacious corner lot. The entrance of this home has a WOW factor! Soaring ceilings, bespoke stair railings, a wrap-around main floor and plentiful natural light. There's great flow as you progress into the home; a designated dining area, main floor office, cozy living room with gas fireplace, TWO covered decks (both with natural gas hook ups), a quartz adorned kitchen with well sized pantry, half bathroom and spacious laundry room. The primary suite rounds out the main floor with a custom walk-in closet, 4 piece ensuite and well sized bedroom! The upper floor greets you with a bonus living room, 2 spacious bedrooms and a 5 piece bathroom featuring dual vanities and a separate toilet/shower room! The basement rounds out this home with a HUGE family room that spans the whole length of the home! On one side you'll find a gorgeous wet bar, on the other a cozy fireplace with built in shelving, perfect for movie nights! There's yet another 2 bedrooms (both with walk-in closets), a 4 piece bathroom and the hidden gem in this home is the tremendous amount of storage! Take a few steps into the mechanical room to find a ton of bonus storage space for all your seasonal items! The garage offers tall ceilings and reinforced floors to host a car lift. Fully landscaped, fenced and ready for you to move in with great access to amenities!