

## 716 Sixmile Crescent S Lethbridge, Alberta

MLS # A2211415



# \$728,750

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,734 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Sloped Down		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Spacious, luxurious! This full walkout bi-level is tastefully crafted. You said you preferred bi-level, but you do not want to pass through your kitchen to the living room &ndash; we listened. This bi-level has the living room in front. It has an electric fireplace with window on each side, a window above the entry door overlooking the living even add to brighten the foyer and living room up. The primary retreat on the main floor is enthralling. Large primary bedroom, a 5-piece ensuite including a jetted tub, large walk-in closet. You will find the dining and kitchen at the back with large picture window and 8 ft high sliding patio door overlooking the large, covered deck and the yard. Home is fully developed with a total of 6 bedrooms, 3.5 baths. In addition to the primary on the main floor, there are three bedrooms on the loft area above the garage where you will also find the main laundry space and a full bath. The vast 9 ft ceiling walkout basement will impress. The large family room with a wet bar has another electric fireplace, 2 large bedrooms, a full bath and another laundry space tucked in the mechanical room. No claustrophobia in the large 22 x 25 ft garage. And yes, it is 13 ft high. If your garage is that high, you might as well use to its potential. The 16 ft wide and 9 ft high garage door is equipped with a side lift. You could install hydraulic lift to store your sport or vintage car. Or store mom/dad's or in-laws own for them in the fall/winter months. Other features in this beauty are &ndash; gas to covered deck, gas to patio at walkout and gas to garage. Also, electric plug ready for your vehicle. There is stair from the covered deck to the yard. So, you and your guests will not be bungee jumping into 11 ft to the yard from the covered deck.