

\$725,000 - 188 Sixmile Common S, Lethbridge

MLS® #A2078989

\$725,000

5 Bedroom, 3.00 Bathroom, 1,876 sqft

Residential on 0.15 Acres

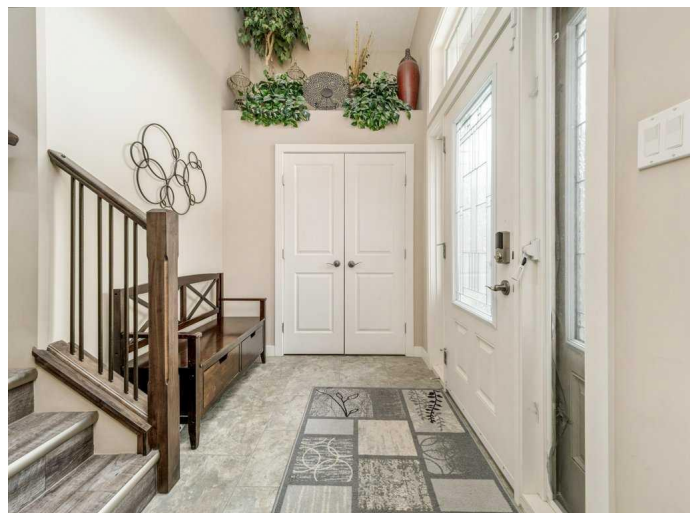
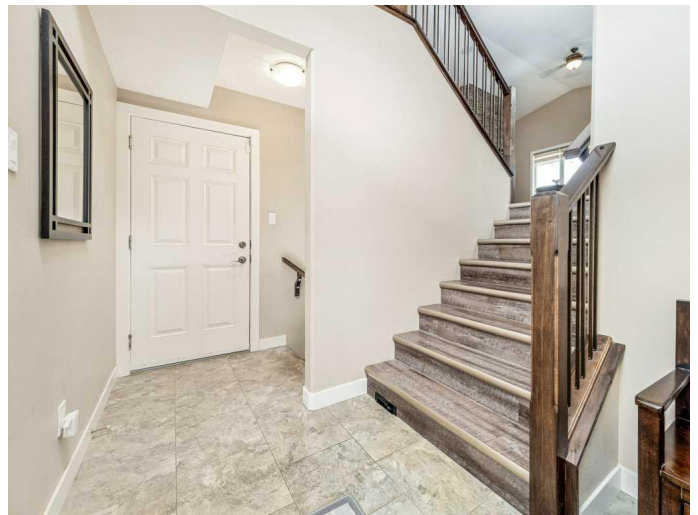
Southgate, Lethbridge, Alberta

Welcome to an exceptional opportunity in the heart of a serene cul-de-sac – a spectacular bi-level residence boasting a heated triple-car garage. This custom-built masterpiece meticulously attends to every detail, ensuring a living experience of unparalleled luxury, both seen and unseen, that will stand the test of time.

Upon entering, you are welcomed by a grand foyer that sets the tone for the elegance that awaits. The main floor opens up to a spacious and inviting open-concept living space, where the heart of the home resides: a gourmet kitchen, replete with stainless steel appliances, ample storage, and room to entertain. Adjacent, a stylish dining area is perfectly situated for memorable gatherings, while the living room beckons with a stone-clad gas fireplace, providing a cozy atmosphere for relaxation with family and friends.

The main level also features two well-appointed bedrooms and a convenient 4-piece bathroom. For those who work from home, a versatile space is ready to serve as a home office, ensuring that your work-life balance is harmonious and efficient.

Take a few steps up, and you'll discover the private primary retreat. This sanctuary includes a sumptuous 5-piece ensuite bathroom, complete with lavish amenities, a spacious walk-in closet, and a bedroom that offers an



abundance of space to accommodate all your personal belongings.

The lower level is a hidden gem, far removed from the typical basement experience. It boasts a walk-out to another patio space, creating an inviting outdoor haven for relaxation and recreation. This level also hosts two additional bedrooms, a 4-piece bathroom, and a family room adorned with yet another gas fireplace. A well-designed wet bar tucked away in the corner ensures seamless entertaining, making it a prime spot for creating lasting memories with friends and family.

The outdoor space has been thoughtfully designed with underground sprinklers, an RV space for your convenience, and an expansive back deck that stretches across the rear of the home. It's the perfect stage for showcasing your BBQing skills and offers ample space for outdoor gatherings, all within a generously sized backyard for your family's enjoyment.

Don't miss the chance to make this extraordinary residence your own. Explore the captivating photos and immersive virtual tour to see if this is the home you've been dreaming of. Your dream home awaits â€“ seize this opportunity today!

Built in 2013

Essential Information

MLS® #	A2078989
Price	\$725,000
Sold Price	\$715,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,876

Acres	0.15
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	188 Sixmile Common S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5S7

Amenities

Parking Spaces	6
Parking	RV Access/Parking, Triple Garage Attached

Interior

Interior Features	Bar, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2023
Date Sold	October 23rd, 2023
Days on Market	46
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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