

\$895,000 - 172 Sixmile Common S, Lethbridge

MLS® #A2133275

\$895,000

5 Bedroom, 5.00 Bathroom, 2,413 sqft

Residential on 0.15 Acres

Southgate, Lethbridge, Alberta

Prepare to be WOWED by this home! The views will immediately catch you by surprise! We call it "city living with a touch of the country"! This property was custom built for a lifestyle of relaxing and enjoying nature! Tara Homes, one of the city's elite home builders, put quality materials, finishing and craftsmanship - even his heart - into building this home! You'll love the open feel - fantastic windows everywhere -the high ceilings and warm tones throughout! The master suite is a tranquil space with views of the park, a tray ceiling and a luxurious 5 piece ensuite. There's a second bedroom, a full bathroom and main floor laundry just down the hall. Entertain family & close friends in the gourmet kitchen - granite counter tops, lots of storage, an island and, well, you won't see much else because your attention is out the windows to the park! Though, there is the large dining room . . . you'll prefer the deck! The covered deck & lower patio have Suncoast retractable sunscreens too, so this is where you'll spend time enjoying some of the wildlife in the area as well as the horses in the pasture - to say nothing of some of the most spectacular sun sets ever! The upper level is for the sports fans if you will - a great gathering space to watch any sports finals! The lower level features a walk out, so again lots of daylight and 2 spacious bedrooms, a fantastic family room with a gas fireplace and plenty of storage space as well as a second laundry area. The yard is set up for more entertaining with the



hot tub, cedar deck & a Pergola surrounded with paving stone & soon to be, sweet peas! There's also a sound system throughout the home and out onto both decks. You'll love all the low maintenance features including Trex Composite & metal stair system, Duradek, brick fencing & custom metal gates, JamesHardie Board exterior, gravel and sidewalks along the sides of the house and oh yes, for fun: Gemstone lighting all around the house! Some of the creature comforts in this home include: Hunter Douglas Blinds, Premier engineered hardwood flooring on the main and upper levels, as well as vinyl planking on the lower level, Kichler lighting is throughout; there are 3 fireplaces, (2 have remote assisted thermostat and fans and all have battery backup if there is a power loss); there's a Peka-Roller shutter on the one lower bedroom window. The garage is any man's dream: triple, heated, with running hot & cold water & a Royal Coat flooring system (black, grey & white fleck). This property is in a quiet cul'dsac and comes with some really great neighbours! This is your chance at living in an elegant home with beautiful views - what a lifestyle! You're going to love it!

Built in 2013

Essential Information

MLS® #	A2133275
Price	\$895,000
Sold Price	\$885,000
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,413
Acres	0.15
Year Built	2013

Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	172 Sixmile Common S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5S7

Amenities

Parking Spaces	6
Parking	Heated Garage, Insulated, Triple Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 7th, 2024
Days on Market	15
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.