

\$749,900 - 145 Sixmile Common S, Lethbridge

MLS® #A2180893

\$749,900

5 Bedroom, 3.00 Bathroom, 1,997 sqft

Residential on 0.15 Acres

Southgate, Lethbridge, Alberta

Welcome to this exquisite executive bi-level home in the sought-after Sixmile neighborhood of Lethbridge, Alberta. With over 3,500 total square feet of impeccably developed living space, this property offers unparalleled luxury and comfort. Nestled against the serene Southgate Pond and bordered by a greenstrip, it ensures incredible privacy and picturesque views, while a walkout basement and 20 solar panels make this home both efficient and cost-effective.

The main floor impresses with its soaring vaulted ceilings and open-concept layout. The living room's stunning stone fireplace serves as a focal point without detracting from the breathtaking pond views through the large windows. The spacious kitchen and dining area are perfect for family gatherings, featuring abundant counter and cupboard space. Step outside onto the covered full-length deck, complete with low-maintenance vinyl decking, and enjoy the tranquil surroundings. This level also boasts two generous bedrooms, one with a walk-in closet, a four-piece bathroom, and a full-sized laundry room for ultimate convenience.

On the second level, the expansive primary retreat offers a haven of relaxation. With vaulted ceilings, south-facing windows, and a spa-inspired ensuite featuring a jetted soaker tub, dual vanities, a tiled glass-door shower, and a large walk-in closet, this space is a true



sanctuary.

The walkout lower level is designed for entertainment and functionality. A spacious recreation area includes a custom wet bar, pool table, and space for a workout station. Adjacent to this is an inviting entertainment room with another fireplace, leading directly to the beautifully landscaped backyard. This level also includes two additional bedrooms and a four-piece bathroom, making it ideal for guests or extended family.

Combining elegance, efficiency, and stunning natural surroundings, this home is truly one of a kind. Donâ€™t miss your opportunity to own this masterpiece in Sixmile!

Built in 2010

Essential Information

MLS® #	A2180893
Price	\$749,900
Sold Price	\$745,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,997
Acres	0.15
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	145 Sixmile Common S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge

Province	Alberta
Postal Code	T1K 5S6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, 220 Volt Wiring

Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Vinyl Windows, Jetted Tub, Open Floorplan, Sump Pump(s), Tankless Hot Water
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Lawn, Landscaped, Greenbelt, Level, No Neighbours Behind, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 26th, 2024
Date Sold	December 1st, 2024
Days on Market	5
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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