

# \$835,000 - 721 Sixmile Crescent S, Lethbridge

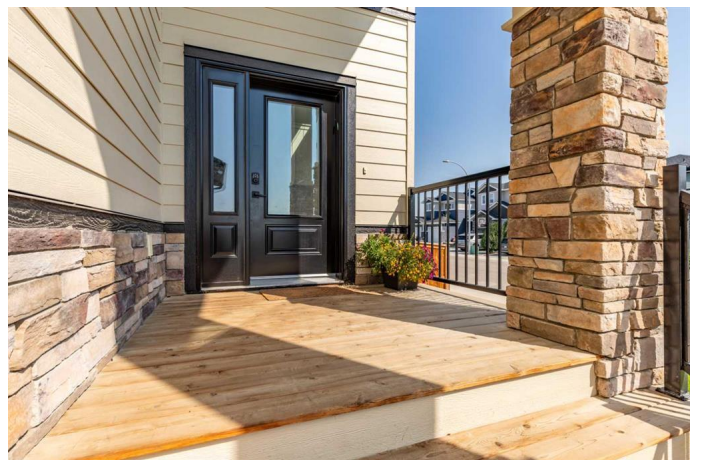
MLS® #A2194013

**\$835,000**

5 Bedroom, 4.00 Bathroom, 2,379 sqft  
Residential on 0.13 Acres

Southgate, Lethbridge, Alberta

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!

Built in 2021

### **Essential Information**

MLS® #	A2194013
Price	\$835,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,379
Acres	0.13
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	721 Sixmile Crescent S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 8G3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Built-in Features, Double Vanity, No Animal Home, Pantry, Skylight(s), Storage, Sump Pump(s), Wet Bar
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Garage Control(s)

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Family Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Corner Lot, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	44
Zoning	R-L

## Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.