DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK OUELLETTE ASSOCIATE

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648 Sixmile Crescent S
Lethbridge, Alberta

MLS # A2245884

$939,900

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,994 sq.ft.	**Age:**	2019 (6 yrs old)
Beds:	4	**Baths:**	3
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Composite Siding	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-

Features: Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Fridge x 2, stove, dishwasher, microwave hood fan, bar fridge, central vacuum + attachments, grey wood garage lockers, garage door opener + remote(s)

This home is stunning from top to bottom! If you've ever wanted to live inside an Architectural Digest home, this is it. Thoughtfully renovated to maximize functionality and style, this custom bi-level + bonus offers a unique floor plan that is elegant with high-end, custom finishes galore and plentiful parking! The entry is a show-stopper; covered verandah, soaring ceilings and a grand entry into a 1,454 sq/ft main floor. The open concept entertaining space includes a statement kitchen with luxurious granite counter tops, two wall ovens, a perfectly planned corner pantry with thoughtful shelving for your kitchen goods but that isn't to mention the custom butlers pantry with secondary fridge, appliance garage and plentiful storage space - a dream come true! The sunken living room is warm and cozy, with a statement stone wall, gas fireplace and tray ceiling complete with wood inlay. The back deck is covered and enclosed with screens that are retractable; you're able to enjoy the weather with complete privacy! There is a bedroom, 4 piece bathroom and laundry room rounding out the main floor. Taking the steps upstairs you are welcomed into the primary retreat - an oasis meant for a Queen! Tray ceiling, 5 piece ensuite with tiled shower, soaker tub, toilet closet, custom wooden walk-in closet and a stylish place to enjoy. The fully finished basement offers 9' ceilings, a wet bar with quartz counters in the family room, 2 well sized bedrooms, 4 piece bathroom and storage area. The attached triple garage is heated, there's AC, vinyl fencing and you simply have nothing left to do but move in and love every minute of it!

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