



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

780-831-7725
jackadmin@gpremax.com

346 Sixmile Ridge S
Lethbridge, Alberta

MLS # A2180914

\$680,000



Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Central A/C unit, Dishwasher, Garage door opener & Remote(s), OTR Microwave, Refrigerator, Electric Stove, Washer/Dryer, Window Coverings, U/G Sprinkler Controller, Fire sconces - electric (2)

Welcome to 346 Sixmile Ridge S, a stunning custom-built former show home located in the prestigious Southgate community! This impressive bilevel home spans 1,744 sq. ft., offering an exceptional blend of luxury, functionality, and style. The main floor boasts high-end finishes throughout, including gleaming hardwood floors, granite countertops, and an open-concept design that's perfect for both family living and entertaining. With 5 bedrooms and 3 bathrooms, there's ample space for everyone. The spacious primary suite features a luxurious ensuite and walk-in closet. The basement is a standout feature, with an illegally suited layout that includes a separate walkout entrance, a cozy gas fireplace, and a dedicated gym area. This space offers incredible flexibility for extended family, guests, or added income potential. Additional highlights include a double attached garage, beautiful curb appeal, and a location that's second to none. You'll be just minutes away from shopping, schools, and a wide array of amenities.