



**GRASSROOTS**  
REALTY GROUP

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**111 Sierra Road SW  
Medicine Hat, Alberta**

**MLS # A2222652**



**\$679,900**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,659 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, Gas Stove, Dishwasher, BI Microwave, Custom Hood fan, Washer, Dryer, Garage Door Opener w/ Remote, Garage Heater, Central A/C

Welcome to your future home in the beautiful SW Southridge neighbourhood! This brand new, never occupied 1,659 sqft two storey by Adorah Homes offers the perfect blend of modern design and thoughtful functionality. Currently in the final stages of construction, this is your chance to secure a fresh, untouched home in a desirable location close to schools, parks and walking paths. The main floor welcomes you with a bright, open concept layout featuring durable and stylish vinyl plank flooring throughout the great room, dining area, and kitchen. The kitchen is sure to be a showstopper with its custom (oyster white) maple cabinetry, quartz countertops and a large functional stained maple island. Step outside to your covered east facing back deck-which will be pine soffit to the underside of the roof deck vault, an ideal spot for morning coffee or evening BBQs. Upstairs, the Primary is designed to impress with a luxurious ensuite complete with a relaxing soaker tub, double vanity, tiled shower, and a walk-in closet. Two additional bedrooms, a full 4 pc bath, and convenient upstairs laundry (washer and dryer included) with a pull down rod and cabinets to complete the upper level. The fully finished basement adds even more flexibility to the home, offering a large family room with a built in modern entertainment unit and dry bar, a fourth bedroom, and an additional 4 pc bathroom. A finished, heated double car garage with floor drain and driveway provide plenty of parking and storage space. Don't miss the chance to own a brand new home in one of the city's most family friendly neighbourhoods. With construction nearing completion, you can look forward to moving into a home where everything is fresh, modern, and waiting for you.

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