



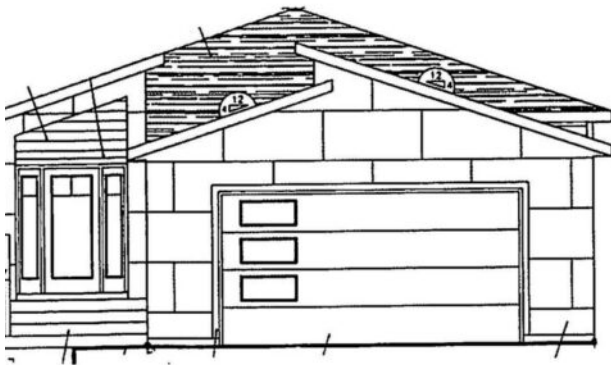
GRASSROOTS
REALTY GROUP

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

MLS # A2222885

\$655,000



Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,403 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Other, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Central Air Conditioner

This stunning new construction home offers over 1,400 sq. ft. of beautifully designed living space on the main level, with the opportunity for buyers to select their own finishes and make it truly their own. Perfectly positioned in a growing community, this home features a fully finished walk-out basement and a thoughtful, functional layout ideal for modern living. The main floor welcomes you with an open-concept design that seamlessly blends the kitchen, dining, and great room areas, creating the perfect space for everyday living and entertaining. The kitchen boasts a large central island and plenty of room for prep and storage, while the adjacent dining area leads to a 17x10 covered deck for effortless indoor-outdoor living. Two bedrooms are on the main floor, including a spacious primary suite complete with a walk-in closet and a luxurious 4-piece ensuite with dual sinks. The second bedroom can easily double as a home office or den. A full 4-piece bathroom and convenient main floor laundry add to the home's smart layout. Downstairs, the fully finished walk-out basement offers even more space with three generously sized bedrooms, another full bathroom, and a large family room with access to a covered patio and future yard—ideal for guests, teens, or extended family living. The 23x23 double attached garage provides plenty of room for vehicles, storage, and hobbies. Please note: This home is currently under construction, and all measurements have been taken from builder blueprints. Don't miss your chance to personalize this exceptional home and enjoy the best of comfort, space, and style!