



GRASSROOTS
REALTY GROUP

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**32 Somerside Way SE
Medicine Hat, Alberta**

MLS # A2228705



\$759,000

Division:	Southland		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,853 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Pie Shaped Lot		

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

Inclusions: Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Underground Sprinklers

Beautiful NEW CONSTRUCTION modified bi-level in Southridge!!! Offering over 1,853 of finished sqft, this home offers plenty of space. The large entrance with vaulted ceilings welcomes you into this home, where you will be greeted with the wide-open concept of your kitchen, dining and living room areas. These main spaces are filled with natural light from all the large windows and vaulted ceilings. Gorgeous vinyl plank flooring carries throughout the entire home! The kitchen offers plenty of cabinets with a large " centre island with sink, quartz countertops, tile backsplash, and both above and under cabinet lighting. The dining and living spaces are a great size as well. The living room has a built-in gas fireplace as well as access to your back deck. The main floor is also host to the primary bedroom which features a large walk-in closet and a luxurious five-piece en-suite with dual sinks, quartz countertops, a soaker tub and separate shower! This main level also hosts a 2-piece powder room for your guests, as well as main floor laundry - how's that for convivence? Head upstairs to the kid retreat, where you will find two great sized bedrooms with a Jack & Jill 4-piece bathroom with dual sinks connecting the two rooms. The lower level will be left unfinished for your perfect future development. This home also offers a fully finished and heated attached triple car garage, front poured driveway, and is fenced and freshly landscaped with underground sprinklers! The builder is proud to offer a 10-year Progressive New Home Warranty and 1 Year Builder warranty with this home.