



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3617 10 Avenue SW
Medicine Hat, Alberta**

MLS # A2228769



\$689,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,596 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Att		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Private		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the 3617 10th Ave SW - Avenue by Coulee Ridge! The Marigold is an open floor plan, meticulously crafted by the renowned Daas Developments and exclusively designed by the Aliesha B Design Group, showcases the ultimate in contemporary elegance. These lock & leave properties offer a seamless blend of indoor and outdoor living on a single level, boasting 1,596 square feet of exquisite space. The residence harmoniously integrates the natural beauty of Coulee Ridge, creating an ambiance of unparalleled comfort and opulence. Inside, you'll discover two generously appointed bedrooms and two meticulously designed bathrooms, including a beautiful 5 piece ensuite with fully tiled double walk-in shower and soaker tub. The open-concept layout effortlessly combines living, dining, and culinary spaces, ideal for hosting and entertaining. The kitchen features a large eat up island with stainless steel appliance including gas stove, built-in dishwasher & below counter microwave. A versatile home office or den provides a perfect workspace or sanctuary. The outdoor covered veranda off the dining area is complete with a charming fireplace which extends your living space year-round. Towering 9-foot ceilings enhance the feeling of spaciousness, while opulent quartz countertops grace the entire home. The floor to ceiling windows invite an abundance of natural light, showcasing the breathtaking surroundings. The generously proportioned triple garage is heated and sleeky finished with epoxy floors. Convenience meets luxury in this fabulous property, perfectly suited for those seeking single-level living in an exquisite neighborhood without the burden of maintenance. Complete with HE furnace, H2O on demand and a Life Breath System to improve indoor air quality by expelling dust & allergens. A 4.5-foot crawl space provides ample storage for seasonal decorations and

cherished collectibles, keeping your living spaces uncluttered.