



**GRASSROOTS**  
REALTY GROUP

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**614 Ross Glen Drive SE  
Medicine Hat, Alberta**

**MLS # A2232481**



**\$839,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,977 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Conservation, Front Yard, Interior Lot, Landscaped, Level, No Nei		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** outdoor bar, shed

Welcome to this exceptional, custom-built home, lovingly maintained by its original owners. Offering approximately 4,500 square feet across three thoughtfully designed levels, this home blends timeless craftsmanship with extensive modern updates. Built with a highly efficient Cano wall system, the home features 6-inch walls with studs set flat & Styrofoam insulation between&mdash;eliminating direct contact between studs & the exterior to reduce thermal transfer. The all-brick exterior is paired with a durable concrete tile roof, metal-clad windows, & siding, making this property virtually maintenance-free. Comfort & efficiency are prioritized with two high-efficiency furnaces & main floor A/C installed in 2012/2013, & new upstairs A/C unit added in 2022. Two hot water tanks were installed in 2014 & additional features include a water softener and reverse osmosis drinking water system. Inside, the home offers four beautifully appointed bathrooms&mdash;two with tub/shower combos, one with a standalone shower, & a luxurious master ensuite featuring a steam shower, separate tub, heated tile floors, & double vanity sinks. Three of the four toilets are newly installed with soft-close lids. Four fireplaces&mdash;one wood-burning & three gas&mdash;add ambiance & warmth, each controlled by wall thermostats. A sweeping curved staircase from Artistic Stairs anchors the foyer, leading to spacious living areas. The open-concept den/sitting room includes a balcony, while a bonus room above the garage currently serves as a playroom. Upstairs bedrooms feature built-in desks with lighting. Thoughtful additions include a laundry chute, LED lighting throughout with updated plugs & switches, an intercom system with remote front door access, & lift-off interior door hinges for convenience. The fully finished basement includes a second full kitchen, an exercise

room with mirrored walls, & a unique cold storage room designed with a 2'x4' earthen floor & exterior vent. The oversized triple garage includes three large doors, a gas heater, & ample storage. The cement floor has color & hardener applied for durability. The updated kitchen is a chef's dream, complete with a new Blanco silgranit sink, motion sensor Moen tap, second prep sink with garburator, Viking gas cooktop with griddle, Bosch oven & dishwasher, trash compactor, warming/proofing drawer, under-cabinet lighting, five added slide-out trays, new quartz countertops, new tile backsplash, soft-close cabinetry, & a new bar fridge. A foot-operated sweep vacuum adds extra convenience. Outdoor living is equally impressive. The fully fenced yard includes a stamped concrete patio (2019) with pergola and Wi-Fi lights, a new storage shed (2019), & a 2023 vinyl fence on one side. Wi-Fi-enabled u/g sprinklers make yard maintenance effortless. The sunroom, built in 1994, houses a 14' swim-spa and sweeping coulee views. This meticulously maintained and impressively upgraded home is a rare find, offering efficiency, luxury, and thoughtful design throughout.