



**GRASSROOTS**  
REALTY GROUP

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**376 Somerside Crescent SE  
Medicine Hat, Alberta**

**MLS # A2233505**



**\$649,900**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,398 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Low Maintenance Landscape, No Neig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Tile Counters, Vinyl Windows

**Inclusions:** SHED

FIRST TIME ON THE MARKET! Welcome to a beautifully tailored 4-bedroom, 3-bathroom home nestled in a quiet, family-friendly neighborhood. With generous living space, this home offers modern comfort both inside and out. Situated on a well-sized lot, the property features a spacious deck with a view of vegetation & trees which surround the community pond. Perfect cozy spot for morning coffee, yoga or working from home. The build quality shines throughout the home, with thoughtful craftsmanship and finishes that suggest attention to detail. Step inside and discover an open-concept layout, perfect for entertaining or enjoying all the cooking space for family get togethers. The kitchen flows effortlessly into a bright and welcoming living area. Downstairs, the finished basement provides ample space for a recreation room, home theater, or a private office escape. The primary bedroom includes its own ensuite, offering a private retreat at the end of your day. Three additional bedrooms allow flexibility for growing families or overnight guests. Beyond the home, you have access to walking paths, shopping, restaurants, coffee shops, schools, parks, & other amenities. This home blends comfort, convenience, and community with just the right touch of charm. Don't just imagine living here—schedule a showing and see how effortlessly this home fits your lifestyle.