



GRASSROOTS
REALTY GROUP

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**118 Stratton Road SE
Medicine Hat, Alberta**

MLS # A2235563



\$549,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Underground Sprinklers, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Shingle Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Jetted Tub, No Smoking Home, Walk-In Closet(s)		

Inclusions: Play set in the backyard

This gorgeous 2-storey home provide amazing space, style, and serious comfort. With 3 bedrooms tucked away upstairs, the primary suite is next-level: a 5-ensuit peace featuring a jetted tub that's made for wine, bubbles, and escape. You'll love that the home is fully developed provides 3.5 bathrooms, main floor laundry, and an open concept layout that flows perfectly. The living room is anchored by a cozy gas fireplace, and the kitchen provides stainless steel appliances and granite counter tops. Outside enjoy your covered deck with BBQ hook-up, vinyl fencing, and hot tub hook-up just waiting for your spa dreams. The triple heated garage is the cherry on top—room for toys, tools, and maybe even that home gym. Oh, and did we mention it's fully landscaped and sitting pretty on a corner lot? It's the kind of place you move into—and never want to leave!!!!