



**GRASSROOTS**  
REALTY GROUP

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**527 Vista Drive SE  
Medicine Hat, Alberta**

**MLS # A2237965**



**\$629,000**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,882 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**Inclusions:** Washer, Dryer, Refrigerator, Stove, Dishwasher, OTR Microwave, Garage Opener + Controls, Window Coverings, Underground Sprinklers + Timer (Backyard Only), Central Air Conditioner, Hot Tub (negotiable).

Welcome to 527 Vista Drive SE &mdash; a beautifully finished former show home in the heart of Southridge, directly across the street from the expansive Hamptons Park! This fully developed 4-bedroom, 4-bath home with a fully finished & heated garage, offers an ideal location, close to schools, shopping, and Southridge's incredible path system &mdash; perfect for active families or anyone who enjoys convenience and connection to the outdoors. Step inside to a bright, open floor plan with a spacious foyer that flows into a large welcoming living room featuring a modern fireplace with a white accent wall that creates a cozy, stylish focal point. The kitchen is a showstopper with rich dark cabinetry, sleek white quartz countertops, a large island with breakfast bar, walk-in pantry, and a full stainless steel appliance package. From the good-sized dining space, step out onto the large back covered deck &mdash; complete with gas line for your BBQ &mdash; and enjoy the landscaped & fenced backyard with underground sprinklers. Upstairs, you'll find a bonus room and three bedrooms, including the stunning primary suite featuring a 5-piece ensuite and walk-in closet. The fully finished basement offers even more living space with a 4th bedroom, another full bathroom, and a large comfortable rec room. This is a move-in ready home in a prime location &mdash; just unpack and enjoy everything Southridge has to offer!