



GRASSROOTS
REALTY GROUP

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**164 Somerside Way SE
Medicine Hat, Alberta**

MLS # A2241102



\$565,500

Division:	Southland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,696 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Pantry, Walk-In Closet(s)		

Inclusions: pool table and accessories, nest thermostat, gazebo over hot tub

Beautiful 2-storey home backing onto open prairie, offering stunning sunsets and uninterrupted views! This spacious property features 4 bedrooms and 3.5 bathrooms. Step into a grand entryway with soaring ceilings and large windows that flood the home with natural light. The main living areas are thoughtfully positioned at the back of the home to maximize the view, including the kitchen, dining, and living room. A convenient main floor laundry and a 2-piece powder room add to the functionality. Upstairs, you'll find three generous bedrooms, a full 4-piece bathroom, and a primary suite complete with a walk-in closet and a beautifully updated ensuite. The fully developed basement offers a large rec room, an additional bedroom, and the third full bath—perfect for guests or family space. Enjoy the oversized triple attached heated garage, fully finished with two floor drains. The recently landscaped yard is designed for zero maintenance, allowing you to relax and soak in the prairie views.