



GRASSROOTS
REALTY GROUP

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**13 Sunset Crescent SW
Medicine Hat, Alberta**

MLS # A2242917



\$619,900

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|------------------|---|---------------|-------------------|
| Division: | SW Southridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,896 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Double Garage Detached, Garage | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Landscaped, Underground Sprinklers | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Concrete, Vinyl Siding, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s) | | |

Inclusions: FRIDGE, STOVE, DISHWASHER BUILT-IN, GARBURATOR, OVER THE RANGE MICROWAVE, PROJECTOR & SURROUND SOUND & SPEAKERS IN BASEMENT, SONOS SPEAKERS X 2 IN LIVING ROOM, GARAGE DOOR OPENERS X 2 WITH REMOTES, WINDOW COVERINGS, STORAGE SHED, AIR CONDITIONING CENTRAL, INDOOR SPEAKERS IN DETACHED GARAGE, TV WALL MOUNT BRACKET IN LIVING ROOM, WINE FRIDGE

Located in the desirable family neighbourhood of SW Southridge, close to parks, walking paths, and schools, 13 Sunset Crescent SW is a fully developed 2-storey home offering 1,896 sq ft above grade plus an additional 758 sq ft in the finished basement. This move-in-ready property combines functionality, comfort, and extensive updates, making it ideal for today's family. The main floor features an open-concept layout with a beautifully renovated kitchen (2022), stainless steel appliances (all replaced within the past 5 years), and a cozy living room enhanced by a refaced stone fireplace (2022 by TBC). Upstairs, you'll find 3 bedrooms, including a spacious primary suite with a gorgeous new ensuite (2025), as well as a versatile bonus family room perfect for relaxing or working from home. The basement offers a fourth bedroom and a dedicated theatre room complete with projector and surround sound system. Outside, the home is fully landscaped with excellent curb appeal and impressive parking capacity. Enjoy the convenience of a 24x26 heated attached garage and an extended concrete driveway that leads to a detached 18x22 heated garage featuring 11'6" ceilings, 100-amp service, 220V for a welder, built-in workbench, shelving, and speaker wiring. Additional upgrades include shingles and hot water tank (2021). This home is the perfect blend of thoughtful updates, indoor comfort, and outdoor functionality — ready for the next family to move in and enjoy.