



GRASSROOTS
REALTY GROUP

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**246 Somerset Road SE
Medicine Hat, Alberta**

MLS # A2247032



\$625,000

Division:	Southland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,616 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, window coverings, hot tub, garage heater, a/c, garage control and remote, otr microwave, attached fixtures, tv wall mount basement, wall mount in bedroom & tv in bedroom

Step into this fully developed, move-in ready family home and instantly feel “at home.” A grand entrance welcomes you into the open-concept main floor, where a spacious living room flows seamlessly into a beautifully finished kitchen. Here you’ll find an abundance of cabinets, ample counter space, and a corner pantry—perfect for the family chef. The adjoining dining area is generous in size, ideal for hosting family gatherings and entertaining friends. Just around the corner, a convenient 2-piece bathroom and a combined laundry/mudroom with built-in locker space lead directly to the finished triple-car garage. Upstairs, the primary suite offers a true retreat with a 4-piece ensuite featuring a corner soaker tub and separate stand-alone shower, along with an impressively large walk-in closet. Two additional bedrooms and another full 4-piece bathroom to complete the upper level. The basement is an entertainer’s dream with a spacious family room, custom bar with a kegerator, an additional bedroom, 3-piece bathroom, and plenty of storage. Step outside to a backyard designed for both relaxation and fun. A partially covered deck overlooks the yard, complete with underground sprinklers connected to Bluetooth for easy care. Around the corner, a concrete patio with a hot tub, along with a back entrance to the garage. Lovingly maintained in a fantastic neighbourhood, this home is ready for its next chapter. Move in this fall and enjoy prairie sunsets, modern comforts, and plenty of space for the whole family.