



**GRASSROOTS**  
REALTY GROUP

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**38 Rossland Crescent SE  
Medicine Hat, Alberta**

**MLS # A2252734**



**\$519,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,547 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** Dishwasher, double oven, microhood, fridge, central vac w/attachements (as is as is not used), washer, dryer, downstairs fridge, fireplace accessories, central air, garage door opener w/remote, window coverings, gazebo, firepit.

A Rare Gem: The Perfect Family Bungalow Awaits Step into a truly exceptional family home—where timeless brick charm meets modern comfort and every detail is designed for lasting memories. Nestled in one of Medicine Hat's most sought-after neighborhoods, this meticulously maintained bungalow is a rare opportunity for families seeking both sophistication and warmth. Why You'll Love This Home: 5 Spacious Bedrooms: Enjoy the convenience of three main-floor bedrooms, including a generous primary suite with double closets and a private ensuite—your personal sanctuary. Sun-Drenched Living Areas: Gather in the stunning sunken living room, complete with a cozy fireplace, or host unforgettable dinners in the elegant dining space. Inviting Eat-In Kitchen: Perfect for family breakfasts and casual meals, this kitchen is both functional and welcoming. Main Floor Laundry: Streamline your daily routine with laundry right where you need it. All-Season Sunroom: Relax in the fully insulated, window-wrapped sunroom—your peaceful retreat for morning coffee or evening sunsets, no matter the season. Expansive Downstairs Retreat: The lower level offers a spacious family room with a bar and fireplace, space for an extra bedroom, or potential summer kitchen (roughed in plumbing), a walk-out basement, and abundant storage—ideal for family movie nights or entertaining guests. Private Outdoor Oasis: Professionally landscaped with stunning stonework, the backyard is perfect for summer gatherings, gardening, or simply unwinding in your own green sanctuary. Double Attached Garage: Ample parking and extra storage make life easy and organized. Thoughtfully updated with newer windows and lovingly cared for, this home is move-in ready—offering the rare combination of classic elegance, modern updates

such as vinyl windows, updated exterior doors, high efficient furnaces, new carpet in most of the basement rooms, and a layout tailored for today's busy families. Homes like this don't come along often. Don't miss your chance to claim this one-of-a-kind property for your family