



GRASSROOTS
REALTY GROUP

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**52 Ross Heights Court SE
Medicine Hat, Alberta**

MLS # A2254606



\$619,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,363 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Gentle Sloping, Interior Lot, Lan		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Rubber, See Remarks	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Crown Molding, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Central vac hose only

Nestled in the highly desirable Ross Heights on a quiet cul-de-sac, this executive bi-level offers an exceptional blend of style, comfort, and functionality. With four spacious bedrooms and three bathrooms, the home is designed to accommodate both family living and elegant entertaining. A walkout basement leads to breathtaking coulee views, where an above-ground pool adds the perfect touch of relaxation and fun during the warmer months. Inside, the main floor is finished with rich hardwood and features a beautiful kitchen equipped with stainless steel appliances, a prep sink, and plenty of space for both cooking and gathering. The inviting living spaces include an electric fireplace on the main level and a wood-burning fireplace in the basement, creating warmth and charm throughout. The primary suite is a true retreat, complete with heated tile floors, a luxurious walk-in shower, and the convenience of in-suite laundry. A sound system runs throughout the home, elevating everyday living and entertaining. Practical updates include rubber shingle roofing, newer windows, furnaces installed in 2007, and a hot water tank replaced in 2020. The double attached garage offers basement access, enhancing convenience and functionality. Perfectly positioned in a sought-after location and thoughtfully maintained, this home combines comfort, elegance, and remarkable views into one truly special property.