



GRASSROOTS
REALTY GROUP

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**276 Sierra Drive SW
Medicine Hat, Alberta**

MLS # A2254962



\$499,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,689 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Rem		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Open Floorplan		

Inclusions: central vac, window coverings, shed, BBQ

Welcome to this spacious and inviting two storey home backing onto beautiful open prairie views. The main floor features an open concept design with a generous living room and cozy gas fireplace, a large kitchen with excellent storage, and a bright dining area perfect for gatherings. The upper level overlooks the living room and offers three bedrooms, including a spacious primary suite with walk-in closet and 4-piece ensuite, plus unique hidden storage along the stairway. The fully developed basement (2008) adds incredible living space with a huge recreation room, oversized fourth bedroom, full bathroom, and ample storage. Enjoy the convenience of a heated double garage. Outdoors, this property is designed for easy care with no grass to maintain—just rock landscaping, decorative plants, a shed, and a fenced yard. Relax or entertain on the covered deck with natural gas BBQ hookup and stamped concrete pad, all while taking in the peaceful prairie backdrop with no neighbours behind.