



GRASSROOTS
REALTY GROUP

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**12 Sunrise Court SW
Medicine Hat, Alberta**

MLS # A2255174



\$624,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,195 sq.ft.	Age:	2002 (23 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Soaking Tub, Storage		

Inclusions: Fridge, stove, hood fan, dishwasher, microwave draw, wine fridge, steam shower, central air conditioner, central vacuum + attachments, ceiling fan x1, shed, underground sprinklers, wood shutters, TV wall mounts x5

Welcome to this spacious and inviting family home, offering 2,195 sq. ft. of thoughtfully designed living space with 6 bedrooms (4 up + 2 down). The main floor features a beautiful central staircase, a spacious formal dining room, convenient main floor laundry, and a 2-piece powder room. The cozy living room is highlighted by a gas fireplace and flows seamlessly into the kitchen; perfect for gatherings and entertaining. The kitchen is equipped with a large quartz center island, stainless steel appliances, corner pantry, wine fridge, and direct garden door access to the covered deck. Upstairs, you'll find four bedrooms including the spacious primary suite, complete with double closets and a relaxing 4-piece ensuite featuring a corner shower and a soaker tub. A second 4-piece bathroom completes the upper level. The fully developed lower level hosts a sizable family room with another gas fireplace, two additional bedrooms, a 3-piece bathroom with steam shower, and plenty of extra storage. Step outside to your private outdoor oasis. Surrounded by mature trees, colorful perennials, and maintained with underground sprinklers, the yard is a perfect retreat. Enjoy the large covered deck, lower patio, and firepit area. A storage shed, RV parking, heated double detached garage, and extended driveway provide ample parking and functionality. This home is ready to welcome its next family with open arms—don't miss the chance to make it yours!