



GRASSROOTS
REALTY GROUP

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**175 Sundance Road SW
Medicine Hat, Alberta**

MLS # A2258041



\$529,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,695 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Features: Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & control, shed, wall mount, garage freezer & fridge, central vacuum hose & wand, gazebo, play center

PRIME LOCATION & Surrounded by a greenbelt!!!! This fully developed family home is truly one of a kind, surrounded by green space on three sides & in front, beside, and behind the property. With mature trees providing privacy, it feels as though you've stepped outside the city while still enjoying all the conveniences of urban living. From the moment you arrive, the captivating curb appeal invites you inside. The spacious entryway opens into a bright, open-concept main floor where oversized windows flood the home with natural light and showcase the serene backyard and greenbelt views. The cozy living room centers around a beautiful gas fireplace, while the chef's kitchen is a true highlight & complete with an abundance of cabinetry, quartz countertops, corner pantry, stainless steel appliances (including a double oven), and stylish finishes. Recent updates throughout the main and upper levels include fresh paint, updated flooring, modern light fixtures, and quartz counters in the bathrooms. A 2-piece bath is tucked conveniently near the garage entry, along with a large laundry/mudroom that leads to the double attached garage. Upstairs, you'll find two spacious secondary bedrooms, a full 4-piece bathroom, and a generous primary suite featuring a walk-in closet and a spa-inspired 4-piece ensuite with a corner jetted tub for the ultimate retreat. The fully developed basement extends the living space with another bedroom, 3-piece bathroom, and a large family/rec room & perfect for entertaining or family movie nights. One of the property's most exceptional features is the private backyard. Recently fenced with maintenance-free vinyl, the yard offers a large landscaped space, mature trees, and a lower patio perfect for relaxing or entertaining. Additional upgrades include newer shingles,

offering peace of mind for years to come.