



GRASSROOTS
REALTY GROUP

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3 Ross Heights Green SE Medicine Hat, Alberta

MLS # A2259802



\$439,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,227 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Nei		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Central AC, Underground Sprinklers, Garage Door Opener & Remote

Pride of ownership shines in this Four Bedroom, Two and Half Bathroom Bi-Level that has been lovingly maintained and updated over the years by the same owner. Perfectly situated in a sought-after Rossglen neighbourhood, this home sits on a large lot that back directly onto sweeping coulee views - no neighbours behind, just peace and nature! The main floor features a spacious living room with large windows that fill the space with natural light. The bright white kitchen offers abundant cabinetry and counter space, an island with eating bar, and a dining area with direct access to the deck - an ideal spot for your morning coffee or evening meals with a view. The primary suite can accommodate a king sized bed and includes a two-piece ensuite. Two additional bedrooms and a full four-piece bathroom complete this family friendly main level. The fully finished basement provides plenty of room to spread out, with a large family/games room, a versatile flex area for an office or craft space, a fourth bedroom, a three-piece bathroom, storage room, and a bright laundry room with window. A convenient enclosed back entry leads directly from the basement into the backyard, making the space even more functional. Updates in recent years include vinyl windows, shingles, and furnace. Outside, the beautifully maintained yard is a gardeners dream, featuring perennials, underground sprinklers, maintenance-free fencing, and of course, endless coulee views! A double detached garage and large driveway offer ample parking for vehicles or even an RV. This home is tucked into a wonderful neighbourhood close to walking and bike paths, schools and shopping. With its unbeatable views, this property won't last long! What a perfect place to call Home!