

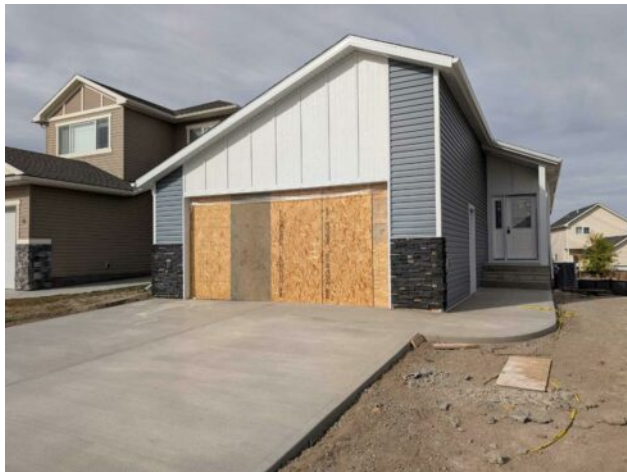


GRASSROOTS
REALTY GROUP

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**62 Sunwood Crescent SW
Medicine Hat, Alberta**

MLS # A2261685



\$599,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,099 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions:	Central Air Conditioner
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Don't let this chance pass; be the first to make this lovely new walkout bungalow your home. Built by New Tab Homes Ltd. and DP76 Construction, this thoughtfully designed property blends modern style with practical functionality. Offering 1,099 square feet of beautifully planned living space, the open concept layout creates a bright and welcoming atmosphere. The kitchen, dining, and livingroom areas are seamlessly connected, perfect for both everyday living and entertaining. The kitchen is equipped with a large center island, abundant counter space, and a convenient corner pantry. Patio door off the dinning room lead you to the covered balcony that overlooks the yard. The main floor also includes a laundry room, a 2 piece guest bathroom, and a well appointed primary bedroom featuring a walk-in closet and a luxurious 4 piece ensuite. Downstairs, the fully developed walkout basement will offer a large family room with direct access to a covered patio, 2 additional bedrooms, and a full 4 piece bathroom. A double attached garage and a spacious driveway ensure plenty of parking for your family and guests. ** RMS square footage is based on builder plans.