



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

MLS # A2261685



\$579,900

Division: SW Southridge

Type: Residential/House

Style: Bungalow

Size: 1,099 sq.ft. **Age:** 2025 (1 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

LLD: -

Exterior: Vinyl Siding

Zoning: R-LD

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Pantry, Storage, Walk-In Closet(s)

Inclusions: Central Air Conditioner

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.