



GRASSROOTS
REALTY GROUP

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**484 Stark Way SE
Medicine Hat, Alberta**

MLS # A2262146



\$514,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,591 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Rectangular Lot, Street Lighting, Underground S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Closet Organizers, Walk-In Closet(s)		

Inclusions: Radiant Heater, Built-in Storage Shelves in Garage, UG Sprinklers, Central Vac (as is), Central Air, OTR Microwave, Airline in-wall for blowing out sprinklers, Three(3) TV wall mounts, Mounted Speakers in Family Room with in-wall wires and HDMI Cable, 220 Power in Garage, Gas Fireplace, Electric Fireplace

Are you looking for a family home with a separate basement living space, with its own private entrance? Even the garage space is separated so the basement can have its own garage parking. This one could be the One! Bright, spacious, and full of thoughtful touches, this 2-storey Southridge home offers everything a growing family could want: 4 bedrooms, 4 bathrooms, and a heated triple car garage. Step inside to a welcoming, open space with new vinyl plank flooring flowing throughout the main living areas. The living room invites you to unwind by the cozy gas fireplace, while the kitchen features stunning quartz countertops and modern appliances—all updated within the last three years. A convenient half-bath adds practicality for everyday life. Upstairs, the primary suite is comfortable and private, featuring a walk-in closet and a 3-piece ensuite. Two additional bedrooms feel warm and inviting, alongside a 4 piece bathroom. The basement is the heart of entertainment in this home. Fully finished and freshly painted, it features a fourth bedroom, a wet bar with wine cooler and bar fridge, built-in speakers with HDMI-ready TV wall, and an electric fireplace—perfect for movie nights, family gatherings, or hosting friends. With a separate entry from the garage, this space also offers the flexibility for guests, in-law quarters or the grown-up child that just needs a safe place to land. Step outside to a fenced backyard with a hot tub (negotiable), low-maintenance dog run, and Covered Patio; all backing onto a peaceful green space and pathway. Under the deck is dry storage space. Underground sprinklers keep the lawn lush with minimal effort. The garage is exceptional: 32’ wide by 39’ deep with 8’ doors, 220V power, radiant heating, storage racks, black wall cabinets, workbench, and a custom wood dog kennel with mezzanine

storage–ideal for hobbyists or car enthusiasts. Located in the heart of Southridge, close to schools, parks, shopping, and walking paths, this home is designed for families. Call today to schedule a showing and experience all this remarkable home has to offer.