



GRASSROOTS
REALTY GROUP

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**50 Sage Close SE
Medicine Hat, Alberta**

MLS # A2263567



\$525,500

Division:	SE Southridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,706 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: underground sprinklers, hot tub (as-is), shed, garage door openers with remote, garage heater, office and bathroom floating shelves,

Step inside this beautifully renovated Southridge home, where every detail has been thoughtfully updated for modern family living. The open, inviting layout is filled with natural light and stylish finishes that bring warmth and personality to every room. The spacious front foyer opens into a bright living room with soaring vaulted ceilings and a cozy gas fireplace - the perfect space for family movie nights or gatherings with friends. Just off the main living area is a versatile den that can easily function as a kids' playroom, home office, or peaceful reading room. The kitchen is designed to impress and perform complete with quartz countertops, sleek cabinetry, open shelving, and a large island with a solid wood prep surface that's perfect for baking days or quick breakfasts before school. The adjacent dining area leads out to a covered patio and a large fenced backyard, a dream setup for barbecues, outdoor play, and evenings under the lights. A well-appointed laundry/mudroom with built-in cubbies, drawers, and hooks keeps everyone organized right off the main level entryway, while the heated double garage offers plenty of room for vehicles, sports gear, or workshop space. Upstairs is home to 3 bedrooms, with the primary featuring a walk-in closet and 3 piece en suite bathroom. There is also a conveniently located 4 piece bathroom on the upstairs level as well. Downstairs you will find a spacious living room, a 4th AND 5th bedroom, as well as another 4 piece bathroom. Outside, you'll find RV parking (front driveway), underground sprinklers, and a mature yard complete with a fully fenced backyard with hot tub area and plenty of room to enjoy the space. Located in a lovely area of Southridge, this home is close to schools, parks, shopping, restaurants, and all of the amenities Medicine Hat has to offer. If you've been searching for a home that

combines style, comfort, and function for family life, this one truly delivers. Book your private showing today and discover why this Southridge gem feels like home.