



GRASSROOTS
REALTY GROUP

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**91 Sierra Road SW
Medicine Hat, Alberta**

MLS # A2263746



\$579,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,102 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, See Remarks, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Central Air Conditioner, Garage Opener + Controls

This beautiful new construction bungalow blends style, comfort, and flexibility in over 1,100 sq. ft. of well-designed main floor living. Set in a growing community, this home offers the perfect opportunity to choose your own finishes and add your personal touch. Step inside to a bright and open main level that flows effortlessly from the spacious kitchen to the dining and living areas—ideal for both daily living and entertaining. The kitchen features a large central island with plenty of prep and storage space, while the adjacent dining and living area opens onto a 12x8 covered deck—perfect for easy indoor-outdoor living. The main level also includes a generous primary suite with a walk-in closet and a sleek 4-piece ensuite, plus a convenient 2-piece powder room and main floor laundry. Downstairs, the fully finished basement adds even more space with two additional bedrooms, a full bathroom, and a large family room—great for movie nights, guests, or kids’ hangout space. A 19x23 double attached garage rounds out the package, offering room for vehicles, storage, and hobbies. Please note: This home is currently under construction with completion scheduled for December 2025. All measurements are taken from builder blueprints. Here’s your chance to personalize a brand-new home with a thoughtful layout and timeless design—don’t miss it!