



GRASSROOTS
REALTY GROUP

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**26 Ross Glen Green SE
Medicine Hat, Alberta**

MLS # A2264254



\$449,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,786 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Workshop in Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Sauna, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: C/A 2 -"AS IS where is" are in working order though , fridge, stove, B/I dishwasher, washer, dryer, garage freezer, window coverings, shed, garage door opener & remote(s), UGS's (manual), garage work benches, safe in furnace room

LOCATION LOCATION! THIS WELL CARED FOR FULLY DEVELOPED 2 STOREY SPLIT WITH 4 BEDROOMS (3+1) 4 BATHS, AND A ATTACHED GARAGE IS AN EXCELLENT FAMILY HOME AND HAS BEEN FULL OF LOVE AND MEMORIES OVER THE YEARS! Located across from a green belt, the pride of ownership is evident throughout the home and the beautiful yard! The main floor features a spacious living room with tons of light from the large windows, kitchen with pantry, with breakfast nook, plus a formal dining room, family room with gas fireplace, 2 pc bath, and a bright and roomy MAIN FLOOR LAUNDRY! Upstairs is a 4 pc bath, HUGE linen closet, 3 bedrooms and a large primary bedroom that boasts a walk in closet and 4 pc ensuite. The very functional basement is host to another family/games room, computer nook area, large bedroom with a walk in closet, a 3 pc bath, SAUNA, and tons of storage.! UPDATES INCLUDE: zoned heating 2014/2015, newer shingles (approx. 2016), and some newer windows. The 20x22' attached garage is insulated, heated plus has a sink with hot/cold water. Both front and backyard have been meticulously cared for, and have underground sprinklers (manual) making it easy to continue to have easy care enjoyment. The beautiful and PRIVATE backyard has a deck AND a patio, lots of lovely trees and a shed for extra storage. A LOVELY HOME IN A GREAT NEIGHBOURHOOD, so CALL TODAY!