



**GRASSROOTS**  
REALTY GROUP

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**12 Redwood Way SE  
Medicine Hat, Alberta**

**MLS # A2264466**



**\$585,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,299 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Natural Woodwork, See Remarks		

**Inclusions:** NA

Welcome to 12 Redwood Way, tucked away in the heart of Ross Glen, one of Medicine Hat's favourite family neighbourhoods. Set on a quiet court surrounded by mature trees and well-kept homes, this spacious 2 storey offers over 2,299 sq ft of inviting living space designed for family life and entertaining alike. Step inside to a bright, open entry with soaring ceilings and a grand staircase that sets the tone for the home's character and warmth. The main floor features two comfortable living areas, one with a cozy natural gas fireplace, creating perfect spaces to relax or host family gatherings. The kitchen is filled with natural light and opens to a welcoming dining area and a beautiful sunroom overlooking the backyard. A convenient main floor laundry adds ease to daily living. Upstairs you'll find three generous bedrooms, including a large primary suite with a private ensuite bath. The fully developed basement extends the living space with a family room featuring a second gas fireplace, a fourth bedroom, and a full bathroom, perfect for guests or teens. Outside, enjoy a covered deck overlooking a generous, fully fenced yard with underground sprinklers, mature landscaping, and plenty of room to play or garden. The bonus outbuilding offers endless possibilities, whether for hobbies, storage, or a future studio. Additional highlights include central vacuum, two entrances into the attached garage, and the comfort of on-demand hot water. With parks, schools, and walking paths nearby, this beautiful Ross Glen home combines space, comfort, and convenience in a setting that truly feels like home.