



**GRASSROOTS**  
REALTY GROUP

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**74 Sunwood Crescent SW  
Medicine Hat, Alberta**

**MLS # A2264881**



**\$715,000**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,828 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Private, See Remarks		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan, Pantry, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** a Heater of the garage.

Welcome this luxury 2-storey brand-new 3+2 with a legal suite walk out to grade home in Southridge SW SAAMIS HEIGHTS. It's open concept layout, 3 specious bedrooms on the top level. 2 bedrooms and a full bathroom in the lower level. You'll enjoy your master room with an ensuite, and the kitchen quartz countertops. New TAB HOMES LTD and DP76 CONSTRUCTION build this dream home that combines comfort, convenience, fashion and prestige. It's a great buy and suitable to all buyers, especially who has few generations, working young families would like a passive income for the mortgage and investors. It has the vinyl planks flooring, and an attached double size garage. Don't miss out this opportunity to own a home that doesn't come on the market often. RMS square footage is based on builder's blueprint.