



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

MLS # A2264881

\$715,000



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters		

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 spacious 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.