



**GRASSROOTS**  
REALTY GROUP

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**44 Hamptons Crescent SE  
Medicine Hat, Alberta**

**MLS # A2264947**



**\$564,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,701 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Microwave, Mini Fridge, August lock on Front Door, Nest Thermostat, Shed, Dishwasher, Ring Door Bell Camera & 2 Exterior Cameras

MASSIVE \$25,000 Price Improvement!!! Located in the desirable Hamptons community in SE Southridge, this welcoming family home offers high-end features, thoughtful design, and plenty of space for comfortable living. With schools, parks, and shopping nearby, it's the perfect blend of convenience and community. Inside, you're greeted by an open-concept main floor that flows seamlessly for everyday life and entertainment. The kitchen features a walk-through pantry, stainless steel appliances, and durable vinyl flooring. The laundry is conveniently located on the main floor next to the garage entrance. Upstairs, the primary suite stands out with french doors, vaulted ceilings, a 4-piece ensuite with jetted tub, and a walk-through closet. Two additional bedrooms and another full bath complete this level. The fully developed basement expands your living options even further. A stylish dry bar, custom-built entertainment unit, and accent lighting create a cozy atmosphere that's perfect for family movie nights or hosting friends. With the addition of a half bath on this level it's both practical and inviting. Step outside to a spacious backyard with vinyl fencing, underground sprinklers, and a large covered deck with natural gas line. North-facing, it's sheltered from both wind and sun, making it the perfect spot for barbecues and family gatherings. A 2 car attached garage provides added storage and convenience. This home balances family-friendly practicality with high-end touches. Set in a neighborhood known for its strong sense of community and lifestyle amenities, this property is a wonderful opportunity for anyone looking to put down roots in The Hamptons.