



**GRASSROOTS**  
REALTY GROUP

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**102 Sundown Road SW  
Medicine Hat, Alberta**

**MLS # A2265905**



**\$599,000**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,090 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** FRIDGE(X2), STOVE, OTR MICROWAVE, DISHWASHER, GARBURATOR, R/O WATER FILTRATION SYSTEM, WASHER & DRYER, WINDOW COVERINGS, TV MOUNTS(X5), CENTRAL VAC CANISTER & ROUGH IN-NO ATTACHMENTS, CENTRAL A/C, U/G SPRINKLERS, GARAGE DOOR OPENER & REMOTES(X2), GARAGE HEATER, DECK COVER/LEAN TO GAZEBO, SOLAR PANELS W/NO CONTRACT ATTACHED

Step into exceptional comfort and thoughtful design in this beautifully maintained, custom Kenco-built home featuring rich hardwood floors, 9' ceilings, and 3 zone heating. The open-concept main floor showcases a recently renovated kitchen with gorgeous stained maple cabinets, premium quartz countertops, modern backsplash, reverse osmosis water filtration, stainless steel appliances, and a large island—all just steps from the spacious dining area and cozy living room with a gas fireplace. Perfect for entertaining or relaxing with family. A bright main-floor office, powder room, and a convenient laundry room complete this level. Upstairs, you'll find a versatile bonus room, three generous bedrooms, and two beautifully updated bathrooms, including a primary suite featuring a huge walk-in closet and a spa-like ensuite fully remodeled in 2023. The ensuite includes a standalone tub, tiled shower, new vanity, and modern vinyl flooring. A standout feature is the laundry chute from the ensuite directly to the laundry room—one of the seller's personal favorites! The fully developed basement adds even more space and function with a fourth bedroom, another full bathroom with heated floors and a large walk-in shower, and a spacious family room perfect for movie nights in your home theatre complete with built-in speakers and a cozy three-way gas fireplace. The wet bar area features matching cabinetry and ample storage—ideal for entertaining, an in-law suite, or a private space for a teenager or young adult. Step outside to enjoy your fully fenced and landscaped backyard, featuring underground sprinklers, a low-maintenance Trex composite deck, gas BBQ hookup, and a cement pad pre-wired for a hot tub. A custom 3/4" water line is perfect for filling a pool or flooding a backyard ice rink in

winter. For the energy-conscious buyer, this home comes equipped with a large solar panel system (13.12 kW, 32 panels) installed in 2023 and currently producing an average of \$200/month in energy savings. Best of all, the system will be fully paid off upon sale&mdash;giving you years of future savings. Completed by a spacious heated double attached garage, this home combines quality construction, energy efficiency, and thoughtful upgrades&mdash;all in a family-friendly layout. There&rsquo;s truly nothing left to do but move in and enjoy. Call your favorite agent and book your showing today!