



GRASSROOTS
REALTY GROUP

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**111 Sierra Road SW
Medicine Hat, Alberta**

MLS # A2269155



\$674,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,659 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Irregular Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Gas Stove, Dishwasher, BI Microwave, Custom Hood Fan, Washer/Dryer w/ pedestals, Central A/C, Garage Door Opener with Remote, Central A/C, Mini Fridge, Garage Heater

Welcome to your future home in the beautiful SW Southridge neighbourhood! This brand new, never occupied 1,659 sqft two storey by Adorah Homes offers the perfect blend of modern design and thoughtful functionality. This is your chance to secure a fresh, untouched home in a desirable location close to schools, parks and walking paths. The main floor welcomes you with a bright, open concept layout featuring durable and stylish vinyl plank flooring throughout the great room, dining area, and kitchen. The kitchen is a showstopper with its custom maple cabinetry, quartz countertops and a large functional stained maple island. Step outside to your covered east facing back deck-with pine soffit to the underside of the roof deck vault, an ideal spot for morning coffee or evening BBQs. Upstairs, the Primary is designed to impress with a luxurious ensuite complete with a relaxing soaker tub, double vanity, tiled shower, and a walk-in closet. Two additional bedrooms, a full 4 pc bath, and convenient upstairs laundry with a pull down rod and cabinets to complete the upper level. The fully finished basement adds even more flexibility to the home, offering a large family room with a built in modern entertainment unit and dry bar, a fourth bedroom, and an additional 4 pc bathroom. A finished, heated double car garage with floor drain and driveway provide plenty of parking and storage space. Don't miss the chance to own a brand new home in one of the city's most family friendly neighbourhoods. With construction now complete, you can look forward to moving into a home where everything is fresh, modern, and waiting for you.