



**GRASSROOTS**  
REALTY GROUP

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**46 Sterling Link SE  
Medicine Hat, Alberta**

**MLS # A2269429**



**\$729,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,130 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Undergr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Window Coverings, Garage Door Opener w/ Remotes, Garburator, Central A/C, OTR Microwave, Washer & Dryer, TV Brackets, Shed, Downstairs Dishwasher, Mini Fridge, TV Mounts, Garage Racks on wall, UGSs (Front), Govee soffit lights, Hot tub and cover "as is"		

Perfectly positioned in a great neighbourhood, 46 Sterling Link combines refined design with the warmth of a true family home. From the moment you arrive, the curb appeal stands out with stone accents, a triple attached heated garage, and a spacious driveway. Inside, you're greeted by a bright, open-concept layout that balances everyday comfort with thoughtful design. The entry leads into a custom maple kitchen featuring granite countertops, a large island with bar seating, stainless steel appliances, and a walk-through pantry that connects to a practical mudroom with built-in lockers and main floor laundry. The dining and living areas are filled with natural light from large windows overlooking the professionally landscaped yard, complete with a tiered deck, hot tub, and both covered and open areas to relax or entertain. Upstairs, an open staircase leads to a generous bonus room – the perfect spot for family movie nights or a cozy retreat. Double French doors open to a beautiful primary suite with a private balcony overlooking a green space, a large walk-in closet with built-in vanity, and a luxurious 5 pc ensuite. Two additional spacious bedrooms and a full bath complete the upper level. The fully finished basement adds even more living space, with a rec room, wet bar with dishwasher and bar fridge, a fourth bedroom, a full bathroom and plenty of storage space. This home's details make it truly stand out: high-end finishes, dual-zone heating, built-in features that add both function and beauty. Located close to parks, schools, walking paths, and shopping, this home offers an exceptional lifestyle in a family-friendly community.