



**GRASSROOTS**  
REALTY GROUP

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**89 Coulee Ridge Crescent SW  
Medicine Hat, Alberta**

**MLS # A2271709**



**\$1,399,000**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,794 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Environmental Reserve, No Neighbours Behind		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Discover Your Dream Home at 89 Coulee Ridge Crescent SW! Welcome to this exceptional high-end custom walk-out bungalow, masterfully built by Daas Developers and thoughtfully designed by Aliesha K. Nestled in one of the community's most coveted locations, this home backs directly onto a serene natural reserve and water feature, offering unmatched privacy, stunning views, and an abundance of natural light throughout. Step inside and experience an open-concept layout that blends luxury, comfort, and functionality. The gourmet kitchen features premium finishes, a spacious island, and a convenient walk-through pantry connecting to the large mudroom off the triple attached heated garage. The main floor also offers laundry with a sink, and a beautifully appointed primary suite complete with a spa-inspired 5-piece ensuite and generous walk-in closet. With 3 bedrooms and 3 bathrooms, this home accommodates families and guests with ease. The lower level has 9 foot ceilings and is designed for both relaxation and entertainment, showcasing a family room, games area with a stylish wet bar, a dedicated exercise room, and a bright office overlooking the pond. Enjoy year-round outdoor living with an expansive covered upper deck featuring a gas-burning fireplace, as well as a covered concrete patio on the walk-out level—perfect for morning coffee, evening gatherings, or simply taking in the peaceful landscape. This extraordinary bungalow offers only 1 step into the house and is the perfect blend of elegance, craftsmanship, and natural beauty. 89 Coulee Ridge Crescent SW is more than a home—it's a lifestyle. Listing photos are virtual staging and/or artist's renderings.