



GRASSROOTS
REALTY GROUP

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**36 Sierra Close SW
Medicine Hat, Alberta**

MLS # A2272035



\$649,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry, Quartz Counters, Vinyl Windows, Wet Bar		

Inclusions: fridge, gas stove, BI dishwasher, microwave, washer & dryer, central vac, central AC, 2 electric fire places, UGS, blinds, garage heater, 2 garage door openers & 2 remotes

Welcome to this beautifully renovated 2,067 sq. ft. two-storey home, ideally located in the sought after community of Saamis Heights. Offering four bedrooms and four full bathrooms, this property is perfect for families seeking space, comfort, and modern style. Step inside to discover contemporary updates throughout, including durable vinyl plank flooring that flows seamlessly across all levels. The thoughtfully designed layout provides generous living areas ideal for everyday living and entertaining alike. The most recent renovation was a new roof, offering peace of mind for years to come. The well sized double garage provides ample room for vehicles and storage. Outside, enjoy a fully landscaped yard perfect for relaxing, hosting guests, or letting kids and pets play. Located in one of the city's most desirable neighbourhoods, this home combines location, quality, and value.