



**GRASSROOTS**  
REALTY GROUP

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**382 Sterling Crescent SE  
Medicine Hat, Alberta**

**MLS # A2274175**



**\$549,900**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,895 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Landscaped, Underground		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, 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	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** Fridge, Gas Stove, Dishwasher, BI Microwave, Washer, Dryer, Window Coverings, 2x Garage Door Openers w/ Remotes, Central A/C, Garage Heater, UGSs-back only, Garage Fridge, Attached Garage Cabinets, Central Vac (Rough In only), Shed

Welcome to your dream family home located in the convenient SE Southridge neighbourhood! Situated near various schools, parks, walking paths and amenities, everything you need is right out your front door. This great two-storey residence nestled on a spacious corner lot offers desirable features and a peaceful ambiance. As you step inside, you'll immediately notice the inviting atmosphere, featuring durable luxury vinyl plank flooring that adorns the home. The heart of the home lies in the open concept living, dining and kitchen area, where you'll find ample space for gatherings and everyday activities. The beautiful kitchen is equipped with a gas stove, a convenient pantry, and a spacious island. The living area offers the perfect blend of style and comfort. Complete with a cozy gas fireplace, this vibrant space is the perfect area to relax and unwind. Completing the main floor is a lovely 2 pc powder room as well as a laundry room with convenient garage access. Upstairs, a family bonus room awaits, providing additional space for relaxation and entertainment. The Primary Suite features a 3 pc Ensuite and walk-in closet. The upper level also hosts two generously sized bedrooms complemented by a full bath for the convenience of the entire household. Venture downstairs to discover the fully finished basement, offering a fantastic recreational area perfect for movie nights or game days. An additional bedroom and bathroom provide flexibility and accommodation for guests or growing families. The basement's styrofoam subfloor ensures warmth and comfort underfoot, enhancing the overall coziness of the space. Step outside to the East facing backyard where you can enjoy those warm summer evenings. The landscaped yard offers a designated dog run as well as underground sprinklers with a smart timer, taking the hassle out of lawn

maintenance. Completing this exceptional property is a spacious 25x23 attached garage, providing ample room for parking and storage. Don't miss out on the opportunity to make this wonderful family home your own.