



GRASSROOTS
REALTY GROUP

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**32 Somerside Way SE
Medicine Hat, Alberta**

MLS # A2274444



\$745,000

Division:	Southland		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,853 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Granite, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher, Refrigerator, Stove, OTR Microwave, Garage Door Opener and Controls, Window Coverings, Washer, Dryer, Underground Sprinklers

Beautiful NEW CONSTRUCTION modified bi-level in Southridge! Now fully finished inside and out, this impressive home offers over 1,853 sq ft above grade PLUS a fully developed basement, giving you a total of 5 bedrooms and 3.5 bathrooms — the perfect layout for families of all sizes. The spacious front entrance with vaulted ceilings welcomes you into the bright, open-concept kitchen, dining, and living areas. Natural light pours through the large windows, enhanced by vaulted ceilings and gorgeous vinyl plank flooring that runs throughout the home. The stunning kitchen features an abundance of cabinetry, a massive 8' centre island with sink, quartz countertops, tile backsplash, and both above- and under-cabinet lighting. The dining and living areas are generous in size, with the living room offering a beautiful built-in gas fireplace and access to your back deck. The main floor hosts the primary bedroom, complete with a large walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, quartz countertops, a soaker tub, and a separate shower. A convenient 2-piece powder room for guests and main floor laundry complete this level. Head upstairs to the perfect kids' retreat, featuring two great-sized bedrooms connected by a Jack & Jill 4-piece bathroom with dual sinks. The fully developed basement adds fantastic extra living space, including two additional bedrooms, a full bathroom, and a spacious family/rec room — ideal for movie nights, play space, or hosting guests. Outside, the property is fully fenced and landscaped, with underground sprinklers, making it truly move-in ready. You'll also love the fully finished and heated triple-car garage and the poured concrete driveway. The builder proudly includes a 10-Year Progressive New Home Warranty and a 1-Year Builder Warranty for peace of mind.

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