



GRASSROOTS
REALTY GROUP

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**610 Ross Glen Drive SE
Medicine Hat, Alberta**

MLS # A2274894

\$724,900



Division:	Ross Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,278 sq.ft.	Age:	1985 (41 yrs old)
Beds:	6	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, See Remarks, Underground Sprinklers, Views		

Heating: Central, High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Cedar Shake

Basement: Full

Exterior: Brick, Stucco

Foundation: Poured Concrete

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Refrigerator x 2, Stove, Microwave, BI dishwasher, Washer, Dryer, Landscape fountains, pond, statuary & benches, Garden shed, Garage door opener & remote, garage workbench(s), Central vac & accessories, bar stools, chest freezer, Stained glass window inserts, Security cameras (wired and wireless), Internet modem and router, BBQ (Weber - 6 mo old), Fire table, Patio table & chairs, Lawnmower, dethatcher, assorted garden tools, extension ladder, step ladder.

Exceptional Property with Stunning East-Facing Views Discover this beautifully appointed custom 2,500 sq. ft. two-storey home, ideally situated in a highly sought-after location with captivating views of the coulee and breathtaking Southeast Alberta sunrises. On clear days, you may even catch a glimpse of the Cypress Hills. Conveniently located near schools, shopping, and both city and school bus routes, this property offers an exceptional lifestyle. The main floor showcases elegant hardwood and tile flooring throughout. As you enter this home through the beautiful foyer you will enjoy a spacious living room, a beautifully designed kitchen with granite countertops, a large formal dining room, a cozy family room featuring a floor-to-ceiling brick wood-burning fireplace, as well as a large laundry room and a dedicated office. Upstairs, you'll find three generous bedrooms, two full bathrooms, and a bonus entertainment room with high tower ceilings above the impressive foyer. The fully developed lower level includes two additional large bedrooms—one with an expansive walk-in closet. Also, you will find a full bathroom, a TV room, an exercise room, a large storage room, a bar area, and a wine cellar. The home is equipped with two high-efficiency furnaces for year-round comfort. The heated double attached garage offers direct entry to the home. Outdoors, enjoy a comfortable rear deck complete with a fire table and BBQ, along with a landscaped yard featuring shrubs and lawn. The front yard is beautifully finished with rock accents, plantings, fountains, and statuary. A garden shed is conveniently located in the side yard. With so many exceptional features, this home is truly a must-see. Schedule your viewing today or explore the 3D walk-through!

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