



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2276034**



**\$609,900**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,774 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Street Lighting, Treed, Underground Sp		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, microwave - BI, washer, dryer, window coverings, central vac and attachments, floating shelves in the home, TV wall mount(s), garage door control -2, remote -2, garage heater, UGS, AC unit, privacy blinds on the deck, gazebo

Appreciable fully developed 2-Storey Home in a Quiet Court Location with a nicely landscaped large Pie-Shaped Yard! This quality-built 1,774 sq ft two-storey home offers 4 bedrooms and 3.5 bathrooms and is beautifully finished with flow throughout. The spacious tiled front entry welcomes you into an open-concept main floor featuring hardwood floors, a bright living room with a gas fireplace, and a functional kitchen complete with maple cabinetry, granite countertops, tiled backsplash, pantry, and a kitchen island with seating. Main-floor laundry and a convenient 2-piece bathroom complete this level and provide direct access to the heated, insulated, fully finished double garage. Upstairs you'll find three generously sized bedrooms, including a spacious primary retreat with a large walk-in closet and a lovely 5-piece ensuite featuring dual sinks. A full 4-piece bathroom completes the upper level. The basement is fully finished and offers a large family room with oversized windows, a completed fourth bedroom, a flex space and a luxurious bathroom with a custom walk in shower &mdash;perfect for growing families or guests. Outside, enjoy the maintenance-free covered deck with a gas line for your BBQ and privacy shade while the kids play in the large pie-shaped yard, complete with concrete curbing, vinyl fencing, underground sprinklers, a relaxation zone with a hot tub and gazebo and RV parking is available through a custom 18'squo; gate off the paved alley, with 20-amp service and water hookups&mdash;ideal for outdoor enthusiasts. Located in a quiet Southland court close to parks, shopping, schools and many other attractive amenities, this home truly has it all.