



GRASSROOTS
REALTY GROUP

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

MLS # A2276034



\$609,900

Division:	Southland		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,774 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Street Lighting, Treed, Underground Sp		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	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 —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's gate off the paved alley, with 20-amp service and water hookups—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.