



GRASSROOTS
REALTY GROUP

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**8 Stanfield Way SE
Medicine Hat, Alberta**

MLS # A2276802



\$479,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,448 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Central Vacuum, Jetted Tub, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: 4 sheds, hot tub

Welcome to this stunning 1.5-storey home offering excellent curb appeal and located in a desirable neighbourhood. This spacious property features 4 bedrooms and 3.5 bathrooms, thoughtfully designed for both comfort and functionality. Upon entry, you are welcomed by a generous foyer and a bright office/flex room to the left, highlighted by glass-front double doors. The main floor continues with a convenient 2-piece bathroom and main-floor laundry located just off the double attached garage. Completing the main level is a well-appointed kitchen with island, dining area, and full appliance package, flowing seamlessly into the open-concept living room with a cozy gas fireplace. Upstairs, the primary bedroom offers a private retreat with a walk-in closet and ensuite. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully developed lower level boasts a spacious family room with large windows and excellent ceiling height, providing plenty of room for family enjoyment. An additional bedroom and 3-piece bathroom complete the basement. Outside, enjoy the beautifully landscaped, fully fenced backyard featuring a private deck conveniently located off the kitchen, garden beds, and multiple storage sheds. This home offers ample space inside and out and is perfect for families seeking comfort, style, and a great location. The play house and trampoline can stay if new owners want them. New washing machine as of 2025, New dishwasher as of 2024. All other appliances are from 2020. Furnace, AC & Water Heater new as of 2021.