



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**175 Vista Close SE
Medicine Hat, Alberta**

MLS # A2278390



\$628,500

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,332 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Custom built cabinet in basement, pond and waterfall equipment, window coverings, vacuum attachments (as is), wall-mounted cabinets in garage, garage heater, shed, U/G sprinklers with timer.

This beautiful bungalow in a private cul-de-sac in Southridge may be just what you've been waiting for. With over 1,330 sq.ft., heated triple garage, 4 bedrooms, 3 baths, fabulous landscaping and bright, open floor plan, this is a great place to call home. The property sits on a large lot with a view to the west where you can watch the sun set over the wide open prairie. A wide entryway welcomes you into an immaculate home that showcases rich hardwood floors, vaulted ceilings, fireplace and the kitchen with rich ash cabinets, granite countertops, large island and glass door accents. The large master bedroom has an ensuite w/jet bath and his & hers closets. The laundry room is convenient on the main floor near the garage. Downstairs has two good-size bedrooms, 3-piece bath with shower, huge family room with fireplace and a unique built-in cabinet. Underground sprinklers front and back plus plenty of sunshine ensure lush foliage and a bountiful garden. The lower patio will become a favorite spot for relaxation where you'll appreciate the soothing sounds of the pond waterfall. Zoned heating keeps utility costs low (avg. \$325/mo). With close proximity to S. Boundary Rd and Southridge Dr. you have quick access to the airport, Hwy 3 and popular shopping areas. Recent updates include new earthy colours, black stainless fridge, stove and microwave, custom curbing around shrubs and pond, stamped concrete patio and walkway (with compass built-in), water softener and hot water tank in '23.