



**28 Saamis Close SW  
Medicine Hat, Alberta**

**MLS # A2279365**



**\$399,900**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,762 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Popular 2 Storey WALKOUT built by Remcon Builders. The home boasts a large entry way, hardwood floors, a spacious living room, with gas fireplace & an open kitchen that makes this home ideal for entertaining. There is a good size eating area, pantry & island. Upstairs there are 3 good sized bedrooms with the master bedroom having a 4 piece ensuite bathroom. Enjoy the main floor laundry & large covered deck overlooking the landscaped backyard with a view to the right. Downstairs there is a family room, large 4th bedroom and 4 piece bath and ample storage. Add to this a double attached garage. Excellent value for this WALKOUT. Best part is you don't shovel or cut the grass. Call today.