



**98 Sunwood Crescent SW
Medicine Hat, Alberta**

MLS # A2288269



\$669,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,186 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Central air conditioner, garage door opener and remote

Welcome to this brand new bungalow designed for flexibility & modern comfort. Featuring a fully developed legal secondary suite in the basement; an ideal option for multi-generational living or added rental income. Quality built by New Tab Homes Ltd. in collaboration with DP76 Construction, this home showcases thoughtful design, efficient use of space, and contemporary finishes throughout. Estimated completion is April 2026, offering buyers a fantastic opportunity to select colors and finishes and personalize the home to suit their style. The main floor features 1,186 sq. ft. of well designed living space with a bright, open concept layout that seamlessly connects the living and dining area. The kitchen is both functional and stylish, offering a centre island, corner pantry, ample cabinetry, and convenient access to the covered deck. This level hosts a 4pc bathroom, 2 bedrooms, including a spacious primary bedroom complete with a 4pc ensuite and walk-in closet. A dedicated laundry room on the main floor adds everyday convenience. The secondary suite in the walkout basement offers 1,180sqft, 2 bedrooms, its own kitchen, spacious living area, full 4pc bathroom, and a separate laundry space—an ideal setup for extended family, guests, or tenants seeking an independent living space. Additional features include a 24” x 22” heated double garage, concrete driveway and a \$5,000.00 credit to the buyer for appliances or window coverings. Desirable location close to all amenities, schools, parks and walking paths. Primary Image is a conceptual AI-generated illustration of the home’s planned design and is provided for visual reference only. Final materials, colours, and finishes may vary.