



**311 Somerside Road SE
Medicine Hat, Alberta**

MLS # A2290198



\$714,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Southland | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,669 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Other, Stucco | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, See Remarks, Walk-In Closet(s) | | |

Inclusions: N/A

Unique. Modern. One-of-a-kind. Welcome to this stunning 1,668 sqft custom high efficient two-storey by Brost Developments, perfectly positioned beside Southlands Drive Park, offering green space views and no neighbours on one side. From the moment you arrive, the curb appeal makes a statement. Strong architectural lines, cement fibre board panels, and specialty stucco create a bold modern exterior, accented by a fun pop of colour at the front door. Inside, the clean white walls and ceilings set the stage for the home's striking design. The living room is anchored by a show-stopping gas fireplace with windows on either side framing park views. A true focal point at the entry is the incredible open-riser staircase with glass railing. The open-concept main floor flows seamlessly into the dining area and a chef-inspired kitchen featuring a Sub-Zero fridge, Wolf range, quartz countertops, and a large island with seating. A stylish 2 pc powder room and functional mudroom with built-ins and backyard access complete the space. Upstairs, versatility shines. The current gym space, filled with natural light and offering access to a spacious balcony, could easily serve as a loft, family room, office, or studio. The primary suite is spacious and refined, complete with a beautiful ensuite and a walk-in closet with custom built-in shelving and drawers. An additional bedroom upstairs features its own thoughtfully designed custom built-in wardrobe system. The fully developed basement expands your living space with a large recreation room with built-ins, two additional bedrooms (one currently used as an office), and a full bathroom. One of the most unique features of this property is the detached garage with a 158 sqft professional kitchen. Heated, ventilated, and equipped with A/C, this flexible space would make an incredible studio, office, creative workspace, or a home business

venture. Built with long-term efficiency at the forefront, this home is equipped with a 26 kW 10-panel solar system, blending modern design with smart, sustainable living. Located in a highly sought-after family-friendly area, directly beside a beautiful park and close to schools, walking paths, and Southside amenities, this home is truly something special. A rare blend of architectural design, high-end finishings, and functional versatility.