



**219 Sterling Crescent SE
Medicine Hat, Alberta**

MLS # A2291104



\$725,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,029 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers		

Inclusions: BBQ

Step into this beautiful high-end two-storey home offering a unique layout and bright, inviting living spaces. This former Parade of Homes main floor is filled with natural light thanks to an abundance of windows and skylights, creating a warm and airy atmosphere throughout. The sunken living room with a stunning three-sided fireplace provides a cozy focal point and a perfect space for relaxing or entertaining. The kitchen is both stylish and functional, featuring butcher block countertops and plenty of workspace for cooking and gathering. Upstairs you’ll find three nicely sized bedrooms, including a spacious primary retreat complete with his and hers closets and a luxurious 5-piece ensuite. The fully finished basement with tall ceilings expands the living space and includes a theatre room, bedroom, full bathroom, and bar area, making it ideal for guests or entertaining. Additional highlights include a finished and heated double attached garage and a low-maintenance, fully fenced backyard perfect for easy outdoor living. Situated directly across from a large green space and conveniently close to schools, parks, trails, and shopping, this home offers the perfect balance of comfort, style, and location.