



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

MLS # A2291970



\$549,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,815 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape, Street Lighting, Underground		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Crown Molding, Jetted Tub, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove - gas, dishwasher, microwave - BI, garburator, washer, dryer, all window coverings, TV mounts (4), front entry shelf, garage door control -2, remote -2, garage heater, garage sink, UGS front and back, shed, hot tub and accessories, outdoor string lights, door bell cam, 2 exterior cameras

Thoughtful details throughout this home create a warm and inviting atmosphere, starting with the real hardwood flooring that flows seamlessly across the main floor. The entry way is the perfect welcome into the home, its bright and inviting. The open-concept living space is filled with natural light from large windows and includes a conveniently located main floor office—perfect for staying connected with family while working or enjoying views of the lovely backyard. The kitchen showcases custom details, modern yet warm finishes, a peninsula feature with eat up seating, a corner pantry, and stainless steel appliances, making it both stylish and functional . The living room is a cozy focal point with built-in cabinetry and stunning tile work surrounding the gas fireplace. Upstairs you’ll find three well-sized bedrooms and a conveniently located laundry room complete with sink and cabinetry—right where all the laundry happens! The primary bedroom features a walk-in closet with a window and built in features, and a private ensuite with a relaxing soaker tub, double sinks and a walk in shower. The bright and welcoming basement offers a spacious family room, a beautifully done bathroom, and a dedicated gym area. This space could easily be converted into a fourth bedroom if desired. Outside, enjoy the fantastic backyard featuring a good size concrete patio, and a hot tub - perfect for relaxing or entertaining. There is a small BBQ deck off the inside dining space with a gas hook up as well. The yard is fully fenced, there are underground sprinklers front and back with a shed for extra exterior storage. The double attached, heated garage is another great feature of this property, and the concrete front drive partners well to allow for ample parking. This home is centrally located with two great playgrounds within close walking distance, and large greenspaces and

schools, and other desirable amenities just a stones throw away.