



**879 Ross Glen Drive SE
Medicine Hat, Alberta**

MLS # A2293114



\$422,900

Division:	Ross Glen		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,840 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Underground Sprink		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Garage Openers & Remote, Central A/C, Window Coverings, Central Vac & Attachments, Underground Sprinklers, Water Softener, Humidifier, Washer & Dryer, Gas BBQ, Deck Sun Screen, TV Mounts (X2)

SPACIOUS HALF DUPLEX BACKING ONTO GREEN SPACE! A must-see, this well-maintained, move-in-ready home is located in a mature community close to schools, parks, and walking paths. Enjoy quick access to many of the city's favourite restaurants, shopping, and major travel routes, while being only a short walk from all the amenities of the Medicine Hat Mall. This home features a modern, spacious layout and numerous recent updates. The open-concept main floor boasts 9-foot ceilings and includes a welcoming living room with a cozy gas fireplace, a large kitchen, and a dining area—all overlooking the beautiful backyard and peaceful green space beyond. Whether you're enjoying your morning coffee or winding down in the evening, the relaxing views create a calm and inviting atmosphere throughout the main living area. The kitchen offers maple cabinetry, a walk-in pantry, newer stainless steel appliances, and a functional island with upgraded fixtures, including a Blanco sink. Beautiful hardwood flooring throughout this space creates a warm and cohesive look. Also on the main level is a spacious, welcoming foyer with an entry closet, a convenient flex space/boot room, a 2-piece bathroom, and access to the attached oversized single garage, which is fully drywalled, insulated, painted, and equipped with upper storage shelving. Upstairs features recently replaced carpet throughout. The primary bedroom includes a huge walk-in closet and a full ensuite complete with a shower and a deep jetted soaker tub. Two additional generously sized bedrooms, a 4-piece bathroom, and a large laundry room with plenty of cabinetry and shelving, along with a clothing hanging rod complete the upper level. The fully renovated lower level offers new flooring, paint, and upgraded ceiling finishes, along with a modern 2-piece bathroom

featuring a new vanity, Toto toilet with bidet, and plumbing roughed-in for the addition of a shower or tub if desired. The oversized open rec room provides the perfect space for family movie nights, kids's playtime, or gathering with friends to relax and unwind. Outside, the yard is fully fenced and landscaped with the convenience of underground sprinklers. A large covered deck off the living room includes a gas BBQ with a dedicated gas line and a retractable sun/wind screen—an ideal spot for summer BBQs, quiet evenings, or simply enjoying the peaceful green space views. Additional features include central vacuum, central A/C, a water softener, a humidifier, and custom blinds throughout. This is a fantastic home in a desirable location offering comfort, space, and a peaceful setting. Reach out to your favourite agent today for more information or to book your private showing.