



**75 Sierra Road SW
Medicine Hat, Alberta**

MLS # A2295867



\$529,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,757 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Quartz Counters		

Inclusions: Garage door opener w/remote . Basement Refrigerator, Garden Furniture (negotiable)

Welcome to this beautifully built two-storey home (2021) located in the highly sought after Southridge area of Medicine Hat. Offering modern design, functional space - this property is perfect for families looking for comfort and convenience. The bright and spacious upper level features three bedrooms, including a generous primary suite with a walk-in closet and private 4 piece ensuite. You'll also find a full laundry room, an additional four piece bathroom, along with plenty of natural light throughout. The main floor boasts an open-concept layout ideal for everyday living and entertaining. The kitchen flows seamlessly into the dining and living areas, with patio doors leading to the back deck. A cozy gas fireplace anchors the living room, while the walk-through pantry adds both style and practicality. A convenient 2 piece bathroom and direct access to the double attached garage complete the main level. The basement is unfinished and ready for your personal touch, with plumbing already in place for future bathroom and space available for a future family room and bedroom or complete the space to suite your family needs. Outside, enjoy a fully fenced yard with low maintenance landscape and vinyl fencing. Located close to schools, parks, the water park, shopping and a network of walking and bike trails, this home offers the perfect blend of lifestyle and location. Book your appointment today, you won't be disappointed!