



**158 Sunrise Road SW  
Medicine Hat, Alberta**

**MLS # A2296134**



**\$729,900**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,445 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Under		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** Garage Fridge, China Cabinet in Basement, all attached shelving in Garage, Office Desk and Shelves (set)

Welcome to 158 Sunrise Road, a beautifully maintained fully developed walkout bungalow offering incredible space, thoughtful updates, and stunning views. Nestled in a quiet neighbourhood and backing directly onto the Sierra Coulee walking and biking paths, this home truly delivers on location and lifestyle. Spanning 1445 sq ft, the main floor welcomes you with vaulted ceilings and a bright, open concept design that creates an immediate sense of space. The great room flows seamlessly into the kitchen and dining area, featuring a breakfast bar, corner walk in pantry, and newer appliances. From here, step out onto the large partially covered deck and take in the expansive, fully landscaped yard and beautiful coulee views. The primary bedroom is generously sized and offers private access to the deck, along with a walk in closet and a 4 piece ensuite complete with double sinks and a large shower. The main floor also includes a second bedroom, a full bathroom, and a den with French doors, perfect for a home office or flex space. Downstairs, the fully developed walkout basement offers a spacious recreation room with a cozy gas fireplace and direct access to the covered patio and backyard. Two additional large bedrooms, a 3 piece bathroom, and excellent storage space including a walk in closet complete the lower level. This home has been exceptionally well cared for over the years, with important updates including shingles, eaves and downspouts in 2020, exterior maintenance with professional painting, newer appliances, a newer hot water tank, and central vacuum with attachments. With its double attached garage, attractive stucco and brick exterior, massive yard, and direct access to the coulee pathway system, this is a home that truly stands out. Pride of ownership is evident throughout, making it move in ready and a fantastic opportunity in a sought after

location.