



**8 Ross View Bay SE  
Medicine Hat, Alberta**

**MLS # A2297423**



**\$625,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,050 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove, Microwave, Hood Fan, Dishwasher, Washer/Dryer, Central A/C, UG sprinklers "as is", Central Vac & Attachments, Garage Door Opener and Remotes, Window Coverings, Electric Fireplace in Sunroom, Hot Tub Disconnect, Shed, Garage Work bench & Peg Board

This is the family home you've been waiting for—perfectly located just off the Ross Glen coulee, with the city's most loved trail system just steps away. Offering 6 bedrooms and 3.5 bathrooms, this home delivers exceptional space and flexibility for growing families and those who love to entertain. This spring you will fall in love with the new deck and professionally installed, permitted sunroom with electric fireplace—your go-to space for morning coffee, and effortless summer evenings. The kitchen is beautifully refreshed and designed to impress, complete with quartz countertops, NEW GE Café appliances, and new cabinet doors. It's equal parts style and function—ready to bring out your inner chef and host with ease. The main floor has been thoughtfully updated with new luxury vinyl plank flooring, upgraded interior and exterior doors, and a warm, inviting wood-burning fireplace—perfect for cozy nights in. A versatile additional bedroom on this level offers the ideal space for a home office or guest room. The double attached garage is equally well-appointed, featuring new doors, a gas line, and EV-preparation (interior switch in place). Upstairs, you'll find a spacious primary retreat with a walk-in closet and ensuite, along with two additional bright bedrooms and a full bathroom. The fully finished basement continues to impress with 9' ceilings, a large family room with space for a gym or recreation area, a full bathroom, and two generously sized bedrooms. With thoughtful updates throughout, incredible space, and an unbeatable location, this is a home that truly stands out—contact your favourite REALTOR® today to experience it for yourself.