



**328 Coulee Ridge Drive SW
Medicine Hat, Alberta**

MLS # A2297488



\$1,049,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,286 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Creek/River/Stream/Pond, Front Yard, Paved, Undergrou		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone	Zoning:	R-LD
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: fridge, stove, BI dishwasher, microwave, hood fan, washer & dryer, iron patio furniture on top deck, window coverings, tv brackets, garage door opener & remotes, central AC, under ground sprinklers, 2 garage heaters

Welcome to your dream home in the sought-after community of Coulee Ridge! This stunning approx 2,200 square foot (approx 3100 total living space), two-story Brost-built home offers 5 spacious bedrooms, 3.5 bathrooms, and a bonus room upstairs. The open floor plan is bright and inviting, featuring a large kitchen with beautiful maple cabinetry, quartz countertops, and a generous island—perfect for entertaining. Enjoy the walkout basement, an ICF block foundation, and high-efficiency windows throughout. With a single attached garage and an oversized double detached garage (28 X 26 heated), plus breathtaking views, this home has it all. Don't miss out—schedule your private tour today!