



**36 Sunset Road SW  
Medicine Hat, Alberta**

**MLS # A2297793**



**\$565,000**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,797 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** Fridge, Stove, Dishwasher, Hood fan, Window Coverings, Washer, Dryer, Central A/C, Garage door opener and remotes, Underground sprinklers

Fully developed, move-in ready, and packed with updates, this stylish Saamis Heights home delivers the space and function today's families are looking for. With 4 bedrooms, 3 upstairs and 1 on the lower level, plus 3.5 bathrooms, the layout is both practical and versatile. Fresh paint in a soft, modern palette pairs perfectly with newer quartz countertops throughout the kitchen and bathrooms, while updated lighting and LED pot lights add a clean, contemporary feel. The spacious primary suite features a walk-in closet and a well-designed ensuite with a separate tub and shower. The fully developed basement creates the perfect setup for guests, teens, or extra living space. A clean, heated, attached double garage adds even more everyday convenience. Located close to schools, walking paths, and shopping, this home checks all the boxes with quick possession available.