



**71 Hamptons Crescent SE  
Medicine Hat, Alberta**

**MLS # A2299592**



**\$699,000**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,989 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	See Remarks		

**Inclusions:** Fridge, Freezer, Induction Cooktop, Dishwasher, Oven, Hood Fan, Microwave, Garburator, Bar Fridge, Washer & Dryer, Window Coverings, Central Vac & Atchments, A/C, U/G Sprinklers + Timer, Garage Door Opener and Controls, Garage Heater, Attached Garage Shelving, Shed, Hot Tub (as is), TV Mounts

Welcome to 71 Hamptons Crescent SE—an impressive former showhome offering over 2,800 sq ft of beautifully designed living space, featuring 5 bedrooms, 4 bathrooms, and a perfect blend of upscale finishes and everyday functionality in one of Medicine Hat’s most sought-after neighbourhoods. From the moment you step inside, you’ll appreciate the bright and airy feel created by soaring 9’ ceilings, expansive windows, and an abundance of natural light throughout the main floor. Designed with both family living and entertaining in mind, the layout offers a spacious living room, generous dining area, and seamless access to the covered deck—perfect for extending your living space outdoors. At the heart of the home is the beautifully appointed kitchen, showcasing high-end appliances including an induction cooktop, wall oven, and commercial-sized fridge and freezer. Stylish cabinetry, generous prep space, and a convenient walk-through butler’s pantry add both elegance and functionality—ideal for entertaining or busy day-to-day living. Upstairs, the primary suite offers a true retreat. Spacious and inviting, it easily accommodates a sitting area or reading nook and is enhanced by a cozy fireplace for added comfort. The luxurious ensuite is designed for relaxation, featuring a soaker tub, separate shower, and refined finishes. Two additional bedrooms, a full bathroom, and upper-level laundry complete this thoughtfully designed upper floor. The fully developed walkout basement expands the home beautifully, offering a large family room with wet bar, two additional bedrooms, a full bathroom, and excellent storage space—perfect for guests, teens, or extended family living. Additional highlights include a fully finished and heated oversized garage, on-demand hot water, a new air

purification system, and underground sprinklers, all contributing to the comfort, efficiency, and convenience of this exceptional property. Step outside to enjoy the sunny south-facing backyard, where a hot tub (sold as is) creates the perfect place to unwind while enjoying privacy and outdoor living. Located in the desirable Hamptons community, close to parks, pathways, and everyday amenities, this home delivers the space, quality, and lifestyle today's buyers are searching for.