



**30 Sage Close SE  
Medicine Hat, Alberta**

**MLS # A2300153**



**\$449,500**

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island		

**Inclusions:** All window coverings, garage shelving, hood fan

This spacious home offers 2 bedrooms up and 2 down, along with a full ensuite and two additional full bathrooms—perfect for families or guests. Step inside to a bright, open layout featuring large windows and impressive high ceilings between the kitchen and living room, creating an airy and inviting feel. The wide staircases provide easy access to both levels and add to the home’s functional design. Outside, you’ll find a covered deck, a double heated detached garage, ideal for our Alberta winters. Recent updates provide peace of mind, including a newly heated garage, new roof, new carpet, new air conditioning, and new appliances. Located in a fantastic neighborhood close to schools, shopping, and everyday amenities—this is a home you won’t want to miss!