



**3617 10 Avenue SW
Medicine Hat, Alberta**

MLS # A2301161



\$699,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,565 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 3617 10th Ave SW—former show home The Marigold, a stunning single-level residence thoughtfully crafted by DAAS Developments. This beautifully appointed “lock-and-leave” property offers 1,565 sq. ft. of refined living, perfectly blending contemporary elegance with the natural beauty of Coulee Ridge. Step inside to discover a bright, open-concept layout designed for both everyday comfort and effortless entertaining. The living, dining, and kitchen areas flow seamlessly together, enhanced by soaring 9-foot ceilings and expansive floor-to-ceiling windows that flood the home with natural light. The chef-inspired kitchen is a true centerpiece, featuring a large eat-up island, quartz countertops, and premium stainless steel appliances, including a gas stove, built-in dishwasher, and under-counter microwave. This home offers two generously sized bedrooms and two beautifully finished bathrooms, including a luxurious 5-piece ensuite complete with a fully tiled double walk-in shower and a relaxing soaker tub. A versatile den or home office provides the perfect space for work or quiet retreat. Enjoy year-round indoor-outdoor living on the covered veranda just off the dining area, complete with a cozy fireplace—ideal for relaxing or entertaining in any season. Additional highlights include an oversized heated garage with sleek epoxy flooring, high-efficiency furnace, on-demand hot water system, and a Life Breath system designed to enhance indoor air quality. A spacious 4.5-foot crawl space ensures ample storage for seasonal items and keeps your living areas clutter-free. Offering the perfect combination of luxury, convenience, and low-maintenance living, this exceptional home is ideal for those seeking a sophisticated lifestyle in a sought-after community.