



**87 Sunrise Road SW  
Medicine Hat, Alberta**

**MLS # A2304796**



**\$562,500**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,112 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, Soaking Tub		

**Inclusions:** Fridge, stove, Over range microwave, dishwasher, garage door opener and remotes, Central AC, all window coverings, garage heater, garage shelving, UGS, central vac and attachments, shed

This impressive two-story home offers both elegance and functionality, starting with a grand front entrance that opens to soaring ceilings and a full view of the second floor. Enjoy the peaceful coulee view right from your doorstep! The main floor includes a front living room that flows into a private office with built-in desk and cabinetry—perfect for working from home. The spacious kitchen features an abundance of cabinetry, black granite counter tops, built-in eating space, and a cozy adjacent sitting or dining area with a wood-burning fireplace. You’ll also find a 2-piece bathroom and a well-equipped laundry room with plenty of storage on this level. Upstairs, you’ll find four generously sized bedrooms, two with built-in desks—ideal for kids or homework spaces. The spacious primary bedroom features a full en-suite with a beautiful clawfoot soaker tub and separate shower. A 4-piece main bath completes the upper level. The fully finished basement offers a large family room, a guest bedroom with direct access to the third full bathroom, and a storage room with ample built-in shelving. Additional highlights include a heated double attached garage, a covered back patio with a gas BBQ line, underground sprinklers, and an unbeatable location with scenic views.