



**33 Sierra Green SW  
Medicine Hat, Alberta**

**MLS # A2265200**



**\$584,900**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,386 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters, Tankless Hot Water		

**Inclusions:** N/A

This stunning new construction presented by Scottie Signature Homes offers 1,386 sq. ft. of beautifully designed living space on the main floor. This home features smooth, quality finishes throughout that are appealing to the eye. The thoughtful layout is ideal for modern living and will offer you convenience and comfort in your everyday life. As you enter the home, the main floor welcomes you and your guests with an open-concept design that seamlessly blends the kitchen, dining, and living room area's into an amazing space to enjoy and entertain guests. The kitchen boasts a large island with gorgeous cabinetry and lots of storage. The roomy pantry is conveniently placed centrally in the kitchen area. The adjacent dining and living room area makes an excellent space for you and your guests to enjoy each other's company. The spacious Master Bedroom on the main floor includes a 5-piece ensuite with a separated tub and tile shower. The double vanity will be appreciated as well. The ensuite leads you into a custom walk-in closet with plenty of space for your wardrobe. The efficiency of having your laundry room accessible from the master bedroom or main living area will be appreciated. The laundry room features a countertop and cabinets for your further convenience. For you and your guests, a well-placed 2-piece bathroom is also included in the main floor layout. Currently the stairway from the main floor leads you to the 1269 sq.ft. unfinished basement that is already framed for 2 bedrooms, a full bathroom, and family room. The remaining work will commence in the basement July 15th 2026. If you are looking for a project to complete, there is still an opportunity to finish this basement on your own. The backyard offers a private patio area that will make a great place to cook and host BBQ's. A fencing & landscaping budget of \$15,000 with the work to be

completed by Scottie Signature homes will allow you to complete the outside area to taste. This opportunity offers the true convenience of a turn-key, newly constructed home. The Seller is proud to be a licensed real-estate estate with vested interest in the Building Company Scottie Signature Homes Ltd.