



GRASSROOTS
REALTY GROUP

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**89 Coulee Ridge Crescent SW
Medicine Hat, Alberta**

MLS # A2271709



\$1,399,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,794 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Environmental Reserve, No Neighbours Behind		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Discover Your Dream Home at 89 Coulee Ridge Crescent SW! Welcome to this exceptional high-end custom walk-out bungalow, masterfully built by Daas Developers and thoughtfully designed by Aliessa K. Nestled in one of the community's most coveted locations, this home backs directly onto a serene natural reserve and water feature, offering unmatched privacy, stunning views, and an abundance of natural light throughout. Step inside and experience an open-concept layout that blends luxury, comfort, and functionality. The gourmet kitchen features premium finishes, a spacious island, and a convenient walk-through pantry connecting to the large mudroom off the triple attached heated garage. The main floor also offers laundry with a sink, and a beautifully appointed primary suite complete with a spa-inspired 5-piece ensuite and generous walk-in closet. With 3 bedrooms and 3 bathrooms, this home accommodates families and guests with ease. The lower level has 9 foot ceilings and is designed for both relaxation and entertainment, showcasing a family room, games area with a stylish wet bar, a dedicated exercise room, and a bright office overlooking the pond. Enjoy year-round outdoor living with an expansive covered upper deck featuring a gas-burning fireplace, as well as a covered concrete patio on the walk-out level—perfect for morning coffee, evening gatherings, or simply taking in the peaceful landscape. This extraordinary bungalow offers only 1 step into the house and is the perfect blend of elegance, craftsmanship, and natural beauty. 89 Coulee Ridge Crescent SW is more than a home—it's a lifestyle. Listing photos are virtual staging and/or artist's renderings.