



**311 Somerside Road SE
Medicine Hat, Alberta**

MLS # A2290198



\$714,000

Division:	Southland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,669 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Other, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Unique. Modern. One-of-a-kind. Welcome to this stunning 1,668 sqft custom high efficient two-storey by Brost Developments, perfectly positioned beside Southlands Drive Park, offering green space views and no neighbours on one side. From the moment you arrive, the curb appeal makes a statement. Strong architectural lines, cement fibre board panels, and specialty stucco create a bold modern exterior, accented by a fun pop of colour at the front door. Inside, the clean white walls and ceilings set the stage for the home's striking design. The living room is anchored by a show-stopping gas fireplace with windows on either side framing park views. A true focal point at the entry is the incredible open-riser staircase with glass railing. The open-concept main floor flows seamlessly into the dining area and a chef-inspired kitchen featuring a Sub-Zero fridge, Wolf range, quartz countertops, and a large island with seating. A stylish 2 pc powder room and functional mudroom with built-ins and backyard access complete the space. Upstairs, versatility shines. The current gym space, filled with natural light and offering access to a spacious balcony, could easily serve as a loft, family room, office, or studio. The primary suite is spacious and refined, complete with a beautiful ensuite and a walk-in closet with custom built-in shelving and drawers. An additional bedroom upstairs features its own thoughtfully designed custom built-in wardrobe system. The fully developed basement expands your living space with a large recreation room with built-ins, two additional bedrooms (one currently used as an office), and a full bathroom. One of the most unique features of this property is the detached garage with a 158 sqft professional kitchen. Heated, ventilated, and equipped with A/C, this flexible space would make an incredible studio, office, creative workspace, or a home business

venture. Built with long-term efficiency at the forefront, this home is equipped with a 26 kW 10-panel solar system, blending modern design with smart, sustainable living. Located in a highly sought-after family-friendly area, directly beside a beautiful park and close to schools, walking paths, and Southside amenities, this home is truly something special. A rare blend of architectural design, high-end finishings, and functional versatility.