



**GRASSROOTS**  
REALTY GROUP

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**12 Sunrise Court SW  
Medicine Hat, Alberta**

**MLS # A2294257**



**\$647,900**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,161 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape, Private, Underground		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage

**Inclusions:** garden shed; 2 large copper garden flower troughs

Built by trusted H&J Contractors, this well-cared for, Saamis Heights two-storey offers 4+2 bedrooms and main-floor laundry situated in a quiet, family-friendly neighbourhood close to public and separate schools and our local college. The bright kitchen features white cabinetry, smart storage with hidden pullouts, a built-in mixmaster stand, and an extra large quartz island - perfect for cooking and baking, homework or entertaining. Enjoy low maintenance front and back gardens, plus a steam shower and large pantry downstairs. Recent upgrades include new flooring and new toilets on the top two floors. The double attached garage is a standout with gas radiant heat, 220V power, and custom workstations with lots of storage. A MUST SEE home with so many extras.