



**36 Sunset Road SW
Medicine Hat, Alberta**

MLS # A2297793



\$565,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,797 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: Fridge, Stove, Dishwasher, Hood fan, Window Coverings, Washer, Dryer, Central A/C, Garage door opener and remotes, Underground sprinklers

Fully developed, move-in ready, and packed with updates, this stylish Saamis Heights home delivers the space and function today's families are looking for. With 4 bedrooms, 3 upstairs and 1 on the lower level, plus 3.5 bathrooms, the layout is both practical and versatile. Fresh paint in a soft, modern palette pairs perfectly with newer quartz countertops throughout the kitchen and bathrooms, while updated lighting and LED pot lights add a clean, contemporary feel. The spacious primary suite features a walk-in closet and a well-designed ensuite with a separate tub and shower. The fully developed basement creates the perfect setup for guests, teens, or extra living space. A clean, heated, attached double garage adds even more everyday convenience. Located close to schools, walking paths, and shopping, this home checks all the boxes with quick possession available.