



**30 Sage Close SE
Medicine Hat, Alberta**

MLS # A2300153



\$424,500

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,075 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: All window coverings, garage shelving, hood fan

This spacious home offers 2 bedrooms up and 2 down, along with a full ensuite and two additional full bathrooms—perfect for families or guests. Step inside to a bright, open layout featuring large windows and impressive high ceilings between the kitchen and living room, creating an airy and inviting feel. The wide staircases provide easy access to both levels and add to the home's functional design. Outside, you'll find a covered deck, a double heated detached garage, ideal for our Alberta winters. Recent updates provide peace of mind, including a newly heated garage, new roof, new carpet, new air conditioning, and new appliances. Located in a fantastic neighborhood close to schools, shopping, and everyday amenities—this is a home you won't want to miss!