



**16 Rossland Court SE
Medicine Hat, Alberta**

MLS # A2300439



\$499,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,258 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Greenbelt, No Neighbours Behind, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, See Remarks		

Inclusions: Fridge, Electric Stove (being replaced by the gas stove), Dishwasher, Microwave, Bar Fridge, Washer, Dryer, Drapes, Blinds, Garage Remotes(2), RO System, UGS, TV Mounts, Sheds(2)

On a quiet court backing onto a park. location, location, location! this beautifully maintained bi-level in the sought-after Rossglen neighbourhood offers the perfect blend of setting, quality, and thoughtful updates. Tucked away on a cul-de-sac and backing directly onto a serene greenbelt, the home features 4 bedrooms (2 up, 2 down) and 3 full bathrooms, designed for both everyday living and entertaining. Wrapped in timeless, high-quality brickwork, it makes an immediate statement with classic curb appeal and durability rarely found in today's builds. Showcasing custom woodwork throughout, the home is filled with character and craftsmanship. At its heart is a fully renovated kitchen with custom maple cabinetry, a statement island, gas stove, and exceptional storage — seamlessly flowing into a bright, inviting living space. Large windows flood the home with natural light, while a stunning custom stone fireplace creates a warm and sophisticated focal point. Step outside to expansive outdoor living areas framed by high-quality concrete pavers, with thousands invested in above-average masonry and hardscaping. Surrounded by mature landscaping and backing onto green space, the backyard offers a private, park-like retreat. A heated double attached garage and ample additional parking add everyday convenience, while updates including new shingles (2025), hot water tank (2021), reverse osmosis system (2021), and a new washer (2023) provide peace of mind. Too many extras to list, this home stands out for its exceptional craftsmanship, quality, and unbeatable location.