



**3617 10 Avenue SW  
Medicine Hat, Alberta**

**MLS # A2301161**



**\$699,000**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,565 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Private		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 3617 10th Ave SW—former show home The Marigold, a stunning single-level residence thoughtfully crafted by DAAS Developments. This beautifully appointed “lock-and-leave” property offers 1,565 sq. ft. of refined living, perfectly blending contemporary elegance with the natural beauty of Coulee Ridge. Step inside to discover a bright, open-concept layout designed for both everyday comfort and effortless entertaining. The living, dining, and kitchen areas flow seamlessly together, enhanced by soaring 9-foot ceilings and expansive floor-to-ceiling windows that flood the home with natural light. The chef-inspired kitchen is a true centerpiece, featuring a large eat-up island, quartz countertops, and premium stainless steel appliances, including a gas stove, built-in dishwasher, and under-counter microwave. This home offers two generously sized bedrooms and two beautifully finished bathrooms, including a luxurious 5-piece ensuite complete with a fully tiled double walk-in shower and a relaxing soaker tub. A versatile den or home office provides the perfect space for work or quiet retreat. Enjoy year-round indoor-outdoor living on the covered veranda just off the dining area, complete with a cozy fireplace—ideal for relaxing or entertaining in any season. Additional highlights include an oversized heated garage with sleek epoxy flooring, high-efficiency furnace, on-demand hot water system, and a Life Breath system designed to enhance indoor air quality. A spacious 4.5-foot crawl space ensures ample storage for seasonal items and keeps your living areas clutter-free. Offering the perfect combination of luxury, convenience, and low-maintenance living, this exceptional home is ideal for those seeking a sophisticated lifestyle in a sought-after community.