



**14 Rossmere Crescent  
Medicine Hat, Alberta**

**MLS # A2302164**



**\$449,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,764 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, Lawn, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar		

**Inclusions:** U/G Sprinklers

Welcome to this charming three-level split home located in the desirable Ross Glen neighborhood, nestled on a quiet cul-de-sac. This inviting residence features four bedrooms—three on the upper level and one in the basement—along with three full bathrooms, combining both comfort and style for your family. The heart of the home is the kitchen, which opens up to create a bright and spacious living area. Large windows throughout the home allow for an abundance of natural light, while a cozy brick fireplace adds warmth and character to the sunken living room. The basement features a wet bar with cedar detailing and a games room, adding to the home's entertainment potential. With two furnaces for efficient heating, updated electrical and updated windows this home is move in ready. Step outside to discover a large deck that overlooks a private backyard, surrounded by stunning mature landscaping—perfect for entertaining or simply enjoying the outdoors. The property also includes a double attached garage and ample extra parking, making it ideal for families or those requiring additional space. Additional amenities include central air, central vacuum system, and underground sprinklers. For those with recreational vehicles, there's RV parking available as well. Located close to parks, schools, and various amenities, this move-in ready home offers a fantastic location in the highly sought-after Ross Glen area of Medicine Hat. Known for its family-friendly atmosphere, central location, and excellent amenities, Ross Glen is home to the popular Ross Glen Water Park and extensive paved coulee trails perfect for walking, running, and biking. Don't miss the chance to own this fantastic home in a quiet crescent location—priced to sell and ready for you to make it your own!