



96 Coulee Ridge Drive SW
Medicine Hat, Alberta

MLS # A2302173



\$1,425,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,789 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Pantry		

Inclusions: N/A

Experience modern living in this brand new Jayco built 1,789 sqft bungalow, ideally located in Coulee Ridge—a newer executive community celebrated for its beautiful homes and picturesque surroundings. Imagine stepping into a bright and welcoming entryway that opens into an impressive main living space, highlighted by vaulted ceilings and a seamless open-concept layout. Just off the front entrance, a dedicated office with stylish corner double doors creates the perfect work-from-home setup or flex space. The heart of the home will feature a stunning great room, dining area, and chef-inspired kitchen. You’ll love the large island with eating bar, and a spacious walk-in pantry complete with a prep sink—ideal for entertaining or keeping everyday life organized. The main floor is anchored by a luxurious primary retreat designed for comfort and convenience. Enjoy private access to the back deck, a beautiful 5 pc ensuite, and a generous walk-in closet that connects directly to the laundry room through a space-saving pocket door. Function meets lifestyle with a massive 36x33 triple garage, offering plenty of room for vehicles, storage, and all your hobbies and gear. Downstairs, the fully developed basement is designed for relaxation and versatility, and will feature a large recreation room, 2 additional bedrooms, and a 4 pc bathroom. A unique interior room offers the perfect opportunity for a cozy lounge, media room, hobby space, or quiet retreat—tailored to suit your lifestyle. Set in a prime location with pond views out front and coulee views behind, this home offers a peaceful setting with a sense of privacy while still being part of a growing, well-connected community. With construction underway, there’s still time to personalize select finishes and details, making this home truly your own. - Images of home are artist renderings.