



**GRASSROOTS**  
REALTY GROUP

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24 Coulee Ridge Drive SW  
Medicine Hat, Alberta

MLS # A2302437



**\$1,285,000**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,181 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Front Drive, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Bar Fridge, built in gas range, built in oven, built in refrigerator, central air conditioner, dishwasher, garage controls(s), microwave, tankless hot water heater, washer, dryer, gazebo, security system (as is), garage shelving, window coverings (power blinds except 2 bedrooms and ensuite).

Welcome to luxurious living in Medicine Hat's premier neighborhood, Coulee Ridge. This custom-built Lacey show-home is pristine in every way and won the Community Choice Award at the 2021 Parade of Homes for its outstanding qualities. The exterior hints at the stunning interior awaiting you, featuring bright white siding with striking black accents harmonized by warm, earthy tones that complement the surrounding natural landscape. As you enter, you'll be greeted by an abundance of natural light flooding the main floor through numerous windows. The chef's kitchen and dining area effortlessly flow into the living room, showcasing impressive 20-foot ceilings. High-end appliances, quartz countertops, a spacious island, and a butler's pantry connected to the garage for convenient grocery drop-offs are just a few of the exceptional features this home offers. In total, the residence boasts four generous bedrooms, including an impressive primary suite complete with a deep soaker tub, a custom-designed closet, and a private deck to enjoy the breathtaking views in your own sanctuary. The upstairs also includes a well-equipped laundry room, a full bath, and two additional bedrooms. Descend to the perfect entertainment basement, where you'll find the fourth bedroom, another full bath, and a fantastic entertainment space complete with a full wet bar. Thanks to the walk-out design, natural light continues to fill the lower level, creating an inviting atmosphere that feels like an extension of your living space. Step through the basement doors to discover your fully landscaped, private backyard, featuring a covered seating area. Additional amenities include a state-of-the-art sound and security system, a triple attached garage with one extended bay for extra storage or a home gym, built-in lockers for coats and boots, a main floor powder room for guests, and three

outdoor patio spaces to fully enjoy those warm Southern Alberta months. This home is truly breathtaking; from the moment you arrive until you leave, you'll be amazed by the thoughtfulness and quality that has gone into every aspect of this residence.