



**87 Sunrise Road SW
Medicine Hat, Alberta**

MLS # A2304796



\$562,500

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|------------------|---|---------------|-------------------|
| Division: | SW Southridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,112 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Underground Sprinklers | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Central Vacuum, Granite Counters, Soaking Tub | | |

Inclusions: Fridge, stove, Over range microwave, dishwasher, garage door opener and remotes, Central AC, all window coverings, garage heater, garage shelving, UGS, central vac and attachments, shed

This impressive two-story home offers both elegance and functionality, starting with a grand front entrance that opens to soaring ceilings and a full view of the second floor. Enjoy the peaceful coulee view right from your doorstep! The main floor includes a front living room that flows into a private office with built-in desk and cabinetry—perfect for working from home. The spacious kitchen features an abundance of cabinetry, black granite counter tops, built-in eating space, and a cozy adjacent sitting or dining area with a wood-burning fireplace. You’ll also find a 2-piece bathroom and a well-equipped laundry room with plenty of storage on this level. Upstairs, you’ll find four generously sized bedrooms, two with built-in desks—ideal for kids or homework spaces. The spacious primary bedroom features a full en-suite with a beautiful clawfoot soaker tub and separate shower. A 4-piece main bath completes the upper level. The fully finished basement offers a large family room, a guest bedroom with direct access to the third full bathroom, and a storage room with ample built-in shelving. Additional highlights include a heated double attached garage, a covered back patio with a gas BBQ line, underground sprinklers, and an unbeatable location with scenic views.