



**207 Hamptons Way SE
Medicine Hat, Alberta**

MLS # A2311270



\$819,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,844 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Attached, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Hot Tub, Window Coverings, Garage Door Openers + Controls, Garage Heater, Underground Sprinklers + Timer, Shelves in under deck storage, Central Vac + Attachments, Pantry Fridge and Freezer

Welcome to this stunning executive modified bi-level located in one of The Hamptons's most desirable locations, situated on a large pie-shaped lot backing onto greenspace with no direct rear neighbours. Offering 5 bedrooms, 3 full bathrooms, and an incredible amount of functional living space, this home is loaded with high-end finishes, thoughtful upgrades, and impressive features throughout. Step inside to a bright and open main floor highlighted by soaring vaulted ceilings, beautiful plank flooring, and oversized windows that flood the space with natural light. The spacious living room is anchored by a gorgeous gas fireplace, creating the perfect gathering space for family and friends. The open dining area features custom-built-in cabinetry/sideboard and offers direct access to the covered back deck and incredible backyard oasis. The kitchen is truly a showstopper, featuring extensive cabinetry, quartz countertops, new stainless steel appliances, a massive eat-up centre island, and an incredible walk-through pantry complete with additional fridge and freezer space — ideal for busy families and entertaining alike. The main floor also offers two generously sized bedrooms and a beautifully finished 4-piece bathroom. Privately located above the garage, the primary retreat is the perfect escape, complete with a custom walk-in closet and a spa-inspired 5-piece ensuite. The fully developed lower level continues to impress with massive windows, a spacious family room with a second gas fireplace, two additional large bedrooms, and a cleverly designed 5-piece bathroom featuring dual sinks and a separate tub/toilet area — perfect for families or guests. A spacious laundry room with built-in cabinetry and sink adds even more functionality to the home. Outside, the backyard is an absolute dream. Beautifully landscaped with mature greenery, this incredible

outdoor space features a large covered deck with vinyl decking and built-in storage below, a hot tub, aggregate patio, RV parking with plug-in, and convenient back alley access with room for future additional parking or the potential to build a second garage/shop. Additional features include a heated oversized 25' x 26.6' garage, dual-zone heating and A/C, central vacuum with two broom sweeps and garage package, underground sprinklers to both front and back yards, hardwired alarm system, and Celebright permanent exterior lighting. This exceptional property offers the perfect combination of luxury, space, and location — a rare opportunity in The Hamptons. Average Utilities are \$360/month.