



**311 Somerside Road SE
Medicine Hat, Alberta**

MLS # A2313528



\$695,000

Division:	Southland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,669 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Other, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Unique. Refined. Architecturally striking. Welcome to this exceptional 1,668 sqft custom high-efficiency two-storey home, perfectly positioned beside Southlands Drive Park with beautiful green space views and no neighbours on one side. From the moment you arrive, the curb appeal makes an impression. Bold architectural lines, cement fibre board panels, specialty stucco, and a vibrant front door create a modern exterior that truly stands apart. Inside, crisp white walls and soaring spaces create a clean, gallery-like backdrop for the home's stunning design features. The living room is anchored by a dramatic gas fireplace framed by oversized windows overlooking the park, while the incredible open-riser staircase with glass railing creates an unforgettable focal point. The open-concept main floor flows effortlessly into the dining area and chef-inspired kitchen, complete with a Sub-Zero fridge, Wolf range, quartz countertops, and a large island designed for gathering and entertaining. A stylish 2 pc powder room and a functional mudroom with built-ins and backyard access complete the main level. Upstairs, versatility takes center stage. The bright open flex space with balcony access is currently used as a gym but could easily function as a loft, family room or office. The primary suite offers a peaceful retreat with a beautifully finished ensuite and a walk-in closet featuring custom built-in shelving and drawers. An additional upstairs bedroom also includes a thoughtfully designed custom wardrobe system. The fully developed basement expands the living space with a roomy recreation room with built-ins, two additional bedrooms (one currently used as an office), and a full bathroom. One of the property's most impressive features is the detached garage with an attached 158 sqft professional kitchen space. Heated,

ventilated, and equipped with A/C, this incredibly flexible area would make an ideal studio, office, creative workspace, or home-based business setup. Built with long-term efficiency in mind, the home is equipped with a 2.6 kW 10-panel solar system, blending modern design with smart, sustainable living. Located in one of the city's most sought-after family-friendly neighbourhoods, directly beside a beautiful park and close to schools, walking paths, and Southside amenities, this home offers a rare combination of architectural design, luxury finishings, and everyday functionality. Truly a property unlike anything else on the market.