



**36 Sunset Road SW  
Medicine Hat, Alberta**

**MLS # A2316206**



**\$559,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | SW Southridge                         |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | 2 Storey                              |               |                   |
| <b>Size:</b>     | 1,797 sq.ft.                          | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped                 |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <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> | -    |
| <b>Features:</b>   | Closet Organizers              |                   |      |

**Inclusions:** Fridge, Stove, Dishwasher, Hood fan, Window Coverings, Washer, Dryer, Central A/C, Garage door opener and remotes, Underground sprinklers

Fully developed, move-in ready, and loaded with updates, this Saamis Heights home is a standout value for the neighborhood—offering the space, finish, and functionality today’s buyers are looking for. With 4 bedrooms (3 up, 1 down) and 3.5 bathrooms, the layout is practical, versatile, and ideal for families at any stage. The home shows like new, with fresh paint in a soft, modern palette and newer quartz countertops throughout the kitchen and bathrooms. Updated lighting and LED pot lights add a clean, contemporary feel and elevate the look of every space. Upstairs, the spacious primary suite features a walk-in closet and a well-designed ensuite with a separate tub and shower—perfect for busy mornings and relaxing evenings. The fully developed basement adds valuable extra living space, making it an ideal setup for guests, teens, a home office, or a second family room. Outside is where this property really shines: enjoy completely maintenance-free side yards, a large deck for entertaining, and a beautiful concrete pad—an ideal spot for a hot tub or additional outdoor seating. A clean, heated attached double garage rounds out the package with everyday comfort and convenience. Located close to schools, walking paths, and shopping, this home truly checks all the boxes—and with quick possession available, you can move in and enjoy it right away.