



GRASSROOTS
REALTY GROUP

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**367 Sterling Crescent SE
Medicine Hat, Alberta**

MLS # A2316959



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,189 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Metal Siding , Vinyl Siding, Wood Fram	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Tankless Hot Water		

Inclusions: Central vac rough in, Partial window coverings

Welcome to 367 Sterling Crescent, a brand new 2026 home built by local builder Cave Construction. This fully developed bi-level offers quality craftsmanship, thoughtful design, New Home warranty and a fantastic location in one of Medicine Hat's newer communities. Step inside and you'll be greeted by a spacious front foyer that provides plenty of room for the day-to-day comings and goings of family and guests. As you make your way to the main floor, you'll appreciate the elegant decorative custom railing that leads into the bright, open concept living space. The kitchen is designed to impress, featuring beautiful maple cabinetry, quartz countertops, a corner pantry, stainless steel appliances and ample workspace for all your culinary adventures. The adjoining dining and living areas offer generous room for entertaining friends and family or simply enjoying everyday life. The main floor also features a versatile second bedroom that could easily serve as a home office, a 4-piece main bathroom, and convenient main-floor laundry. The spacious primary bedroom includes a 4-piece ensuite complete with a large double vanity, dual sinks, and a custom tile shower. The fully developed basement provides even more living space with two additional bedrooms, another 4-piece bathroom, and a comfortable family area, making it ideal for a growing family, guests, or hobbies. One of the standout features of this home is the attached 23' x 24' heated garage. Thanks to the efficient bi-level design, valuable garage space isn't lost to large staircases and landings, providing more usable room for vehicles, storage, and projects. Outside, you'll find a poured driveway and sidewalk, along with a covered rear deck featuring a natural gas BBQ hookup perfect for relaxing and entertaining. The backyard offers a cozy outdoor retreat where you can unwind at the end of the day. This

custom built home is ready for your next chapter, whether you're looking to downsize without compromise or need room for a growing family. An added bonus of this location is that by the end of 2026, most of the surrounding homes will be completed, allowing you to enjoy your new neighborhood without years of ongoing construction around you. Some photos have been virtually edited Don't miss your opportunity to own this beautiful new home. Contact your REALTOR® today to book your private showing.