



**220 Sierra Road SW
Medicine Hat, Alberta**

MLS # A2317127



\$618,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	1,077 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, U		

Heating:	Forced Air, Zoned	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Separate Entrance, Vinyl Windows		

Inclusions: Fridge(2), Stove(2), Hood Range (1), Washer & Dryer(2), Bi-Dishwasher(2), Bi-Microwave(1), All Blinds, Garage Door Openers(2), Garage Remotes (2), Central Vac with Attachments, Wooden Shelving in Garage, Gas Stove in main floor family with remote, Garburator(2), Central Air, Underground Sprinklers

Custom-built Walk Out Bungalow backing pathways and green space, features separate living quarters, perfect for buyers looking for a care giver, income helper, accommodate a family member or rent to students!! This walkout bungalow is located in one of Medicine Hat's newest developments in the south, close to walking paths and amenities! The home features a suite and each unit includes gorgeous custom kitchens, two bedrooms, private laundry, gas fireplaces for cozy winter evenings, covered decks with gas lines for BBQ's and the upper level has accessible with the addition of wider doors and hallways if this is something you require. The home is designed for easy upkeep featuring vinyl flooring throughout. Additional highlights include a stunning view of the walking park and Teepee in the distance, high end appliance packages, custom cabinets with quartz countertops, under-cabinet lighting, recessed ceiling lighting in the both primary bedrooms, a walk-in shower in the main bathroom, a jetted tub in the lower level bathroom, neutral colours throughout, a vaulted ceiling in the main floor living room with large windows overlooking the greenbelt, underground sprinklers front and back, zone heating, central vacuum with attachments, hot water on demand, and custom blinds. This home comes with a double attached heated garage. Situated in a very quiet neighbourhood, it is close to schools including the college, city transit, and recreational facilities! This home might just be what you're looking for!