



**597 Somerside View SE
Medicine Hat, Alberta**

MLS # A2318491



\$665,000

Division:	Southland		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,772 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

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

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Microwave Hood Fan, Window Coverings, Central Air Conditioner, Garage Control(s), Garage Heater, Shed, Tv Mount, Electronic Privacy Screens on Deck, Garden Hose Reel

Welcome to 597 Somerside View SE — a home that is as beautiful as it is inviting. Exceptionally maintained and thoughtfully designed, this stunning two-storey offers the perfect blend of style, comfort, and functionality for today's family. The bright and spacious main floor showcases a gorgeous white kitchen featuring an oversized island, Newer appliances, abundant cabinetry, and an open-concept design that flows effortlessly into the dining and living areas. The warm and welcoming living room is anchored by a beautiful fireplace, creating the perfect gathering space for family and friends. You'll also appreciate the incredible walk-through pantry, convenient main floor powder room, and practical mudroom with direct access to the double attached garage. Upstairs, you'll find three spacious bedrooms, including a relaxing primary retreat complete with a spa-inspired 4-piece ensuite and walk-in closet. Two additional bedrooms, a beautifully appointed 4-piece bathroom, and the convenience of upper-level laundry complete this thoughtfully designed floor plan. The fully developed basement provides even more space for your family to enjoy, offering a large family room, a fourth bedroom, and an additional 4-piece bathroom—perfect for guests, teenagers, or a growing family. Step outside and discover a backyard that truly sets this home apart. The covered deck overlooks beautifully manicured landscaping, mature trees and greenery, stunning garden beds, and a private patio area that feels like your own personal retreat. Whether you're hosting summer barbecues, enjoying your morning coffee, or simply unwinding after a long day, this outdoor space is designed to be enjoyed. Located in the desirable Southlands neighbourhood, close to parks, schools, walking paths, and everyday amenities, this exceptional property has been lovingly cared for and

is truly move-in ready. Offering timeless style, incredible outdoor living, and pride of ownership throughout, 597 Somerside View SE is ready to welcome its next family home.