



**144 Sundance Road SW  
Medicine Hat, Alberta**

**MLS # A2319993**



**\$949,900**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,086 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<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>	Breakfast Bar, Jetted Tub, Kitchen Island, Pantry, Vinyl Windows		

**Inclusions:** Shed

Welcome to a home that effortlessly blends meticulous custom craftsmanship with an unbeatable location. For the first time ever, this one owner, custom built gem in the highly desirable Saamis Heights location is searching for a new family to make new memories with. Boasting 2,086 sq. ft. of pristine above ground living space, plus a fully finished walk-out basement engineered for maximum potential plus a heated, triple attached garage. From the moment you pull up to the striking exterior, you’ll notice the incredible curb appeal, interlocking brick driveway and tile roof that really sets this home apart from the rest. The main living areas showcase beautiful hardwood floors, crystal knobs, stunning custom woodworking highlighted by 2 gas fireplaces with custom mantels and gorgeous staircase railings as well as a gourmet kitchen which would be a chef’s delight! The custom cabinetry has premium quartz countertops and has extra attention to detail with hardware mimicking the metal detailing on the staircase rails which leads to the upper level featuring an elegant crystal chandelier accenting the striking split-level staircase. The primary suite serves as your personal oasis featuring a walk-in closet, a bright, private ensuite with a relaxing jetted tub plus a separate shower for those every day mornings. Clean lines and a spacious feel are carried throughout the bedrooms where all the closet doors feature full length mirrors with the generously sized 4th bedroom having plenty of windows for natural light. The fully finished walk-out lower level is beautifully finished with high end Belgium laminate flooring and offers ultimate flexibility with the spacious family room complete with a cozy gas fireplace, bedroom and laundry. There’s also easy access to the back yard where you’ll find more interlocking and decorative bricks, a screened in area

and beautiful landscaping. The multi-leveled decks offer plenty of options for either staying out of the weather in the enclosed portion just off of the dining area, or utilize the open area with a glass-railed deck for those great summer BBQs which also leads down to the lower level via a sleek, custom designed spiral staircase to a screened in ground level patio where yo can enjoy a stunning landscaped space featuring manicured lawns, mature trees and a stone retaining wall plus the beautiful view of the green space and walking trails. There are plenty of walking trails to access that travel throughout the coulees and surrounding area. There's so much to appreciate here, so don't wait any longer to begin a new experience with this beauty! Possession can be quick! Some of the photos have been AI enhanced to remove remaining items that are yet to be moved to their new location.