



**29 Sierra Green SW  
Medicine Hat, Alberta**

**MLS # A2320934**



**\$634,900**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Manufactured Floor Joist, Vinyl Siding, Wood Frame

**Zoning:** R-LD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** NA

This stunning new construction presented by Scottie Signature Homes offers 1,400 sq. ft. of beautifully designed living space on the main floor, as well as a 1,276 sq. ft. fully finished basement. This home features smooth, quality finishes throughout that are appealing to the eye. The Thoughtful layout is ideal for modern living and will offer you convenience and comfort in your everyday life. As you enter the home, the main floor welcomes you and your guests with an open-concept design that seamlessly blends the kitchen, dining, and living room area into an amazing space to enjoy and entertain. The kitchen boasts a large island with gorgeous cabinetry and lots of storage. The roomy pantry is conveniently placed centrally in the kitchen area. The adjacent dining and living room area makes an excellent space for you and your guests to enjoy each others company. The spacious Master Bedroom on the main floor includes a 5-piece ensuite with a separated tub and tile shower. The double vanity will be appreciated as well. The ensuite leads you into a custom walk-in closet with plenty of space for your wardrobe. The efficiency of having your laundry room accessible from the master bedroom or main living area will be appreciated. The laundry room features a countertop and cabinets for your further convenience. For you and your guests a well placed 2-piece bathroom is also included in the main floor layout. The open stairway from the main floor leads you to the finished basement offering a generously sized bedroom, walk-in closet, full bathroom, and a large family room. The family room is large enough to accommodate games tables with an entertainment center or could make an amazing area for any kind of studio. The backyard offers a private patio area that will make a great place to cook and host BBQ's. A fencing & landscaping budget of \$20,000 with the work to

be completed by Scottie Signature homes will allow you to complete the outside area to taste. This opportunity offers the true convenience of a fully finished, turn-key, newly constructed home. The Seller is proud to be a licensed real-estate estate with vested interest in the Building Company Scottie Signature Homes Ltd.