



**47 Sierra Lane SW
Medicine Hat, Alberta**

MLS # A2321688



\$445,000

Division:	SW Southridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,063 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stucco	Zoning:	MD-R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, gas fireplace, desk in basement, central vac with attachments, security system (not activated), garage door opener with remote, window coverings, ceiling fan, picture in stairwell

Opportunities to own in the sought-after Coulee Estates are few and far between. This beautifully maintained adult-living bungalow is being sold by its original owner, and offers the perfect combination of low-maintenance condo living and the comfort of a spacious home, all while backing onto a green belt and walking path system. Step inside to discover a bright, open-concept main floor highlighted by vaulted ceilings, engineered hardwood flooring, and an abundance of natural light. The spacious living room flows seamlessly into the well-appointed kitchen featuring rich cabinetry, a large island, corner pantry, and ample workspace for everyday living and entertaining. The adjoining dining area opens onto a large covered deck (with BBQ gas line) overlooking the greenbelt and walking paths, creating the perfect setting to enjoy your morning coffee or unwind at the end of the day. The thoughtfully designed main floor places the primary bedroom at the rear of the home for added privacy. The spacious bedroom includes a walk-in closet and an updated ensuite featuring a large walk-in shower, custom cabinetry, and modern finishes from the 2019 renovation. Main floor laundry and a convenient 2-piece powder room complete this level. The fully finished walkout basement offers exceptional additional living space with a large family room centred around a cozy gas fireplace, two generous bedrooms, a full bathroom, and a versatile flex room that would make an ideal office, hobby room, exercise space, or playroom. Walk out to the covered patio and enjoy direct access to the park and pathways beyond. The double attached garage offers plenty of room for parking, storage, and projects. Additional features include central air conditioning, central vacuum, blackout blinds on sunny-facing windows, a security system ready for activation, and numerous mechanical updates including a

hot water tank (2020), washer and dryer (2024), garage door opener (new 2025 motor), dishwasher (2025), and newer refrigerator and microwave (purchased May 2026). Coulee Estates is a well-managed adult community known for its low turnover and pride of ownership. Condo fees for this 40+ adult community are \$345/month and include yard maintenance, snow removal, and insurance, allowing you to enjoy a truly carefree lifestyle. If you've been waiting for a walkout bungalow condo with a double garage, beautiful green space views, and a highly desirable location, this is one you won't want to miss.