



GRASSROOTS
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**47 Stratton Place SE
Medicine Hat, Alberta**

MLS # A2322102



\$989,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,384 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	4
Garage:	Enclosed, Front Drive, Garage Door Opener, Garage Faces Side, Gated, Hea		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Wired for Sound		

Inclusions: n/a

Welcome to 47 Stratton Place SE, an exceptional custom-built executive home offering nearly 3,400 square feet of beautifully developed living space, including almost 2,400 square feet above grade and a fully finished basement. Situated on an oversized corner lot in a family friendly cul-de-sac in one of Medicine Hat's most sought-after neighborhoods, this impressive property combines luxury, functionality, and remarkable garage space with exceptional outdoor living. From the moment you enter, the grand open-to-above foyer and custom staircase with glass railing create a striking first impression. Rich espresso hand-scraped hardwood floors flow throughout the main level, complemented by oversized windows and a stunning floor-to-ceiling exposed stone fireplace with natural gas insert in the spacious living room. Designed for entertaining, the chef-inspired kitchen features ceiling-height white shaker cabinetry, marble countertops, a staggered marble backsplash extending to the ceiling, stainless steel appliances including a gas range and built-in microwave, an oversized refrigerator/freezer combo, and a custom oak island complete with wine storage. The large dining area is highlighted by custom lighting and overlooks the backyard, while a walk-in pantry, convenient main floor 3-piece bathroom and laundry/locker area with garage access add everyday practicality. Upstairs, the inviting bonus room with electric fireplace and sitting area overlooks the foyer below. The luxurious primary retreat offers a spa-inspired 5-piece ensuite featuring double vanities, a tiled shower, corner jetted tub, built-in storage and an oversized walk-in closet. Two additional spacious bedrooms, including one with a walk-in closet, are serviced by a beautifully appointed 4-piece bathroom. The fully developed basement provides even more living space with a large family/theatre room with projection screen,

two generous bedrooms, a fourth bathroom, utility room and ample storage. A premium SONOS sound system with flush-mounted speakers throughout the home and attached garage represents an \$11,000 upgrade and provides seamless audio throughout the property. Outside, the impressive curb appeal continues with acrylic stucco and rock exterior. A triple attached garage featuring overhead clearance suitable for a hoist, plus an oversized detached garage with vaulted ceilings measuring approximately 12'1" x 28'6" suitable for the ultimate man-cave, gym or hobby enthusiasts. The expansive corner lot showcases the stamped and exposed aggregate concrete, a triple driveway, mature landscaping, custom concrete block fencing, a covered low maintenance deck with natural gas hookup, a private patio boasting a pergola with retractable canopy, creating the perfect setting for relaxing or entertaining. Rarely does a property offer this combination of quality craftsmanship, premium finishes, incredible garage space and nearly 3,400 sq. ft. of finished living area. A truly remarkable home thoughtfully designed!