



**100 Somerside Way SE  
Medicine Hat, Alberta**

**MLS # A2323834**



**\$759,000**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,250 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped, Street Lighting, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, microwave - BI, washer, dryer, window coverings, ac unit, kids playset

Welcome to 100 Somerside Way SE, a beautifully designed two-storey home offering the perfect blend of luxury, space, and functionality for modern family living. From the moment you step inside, you will appreciate the high ceilings, open concept layout, tastful finishes, and abundance of natural light in every room. The main floor is thoughtfully laid out with a convenient boot room of the entrance, a 2-piece bathroom, and a spacious kitchen featuring a large island, quartz countertops, an extra large corner pantry, and vinyl plank flooring, all seamlessly connected to two separate living areas that provides the allowance for perfect overflow space and the perfect versatile flex area - a unique feature and layout touch you don't see often. Upstairs, you will find an additional family room adding bonus space to the home, two generously sized bedrooms, a 4-piece bathroom, and a stunning primary retreat complete with cozy carpeting, a spa-inspired 5-piece ensuite with tiled finishes, a glass shower, a relaxing soaker tub, a private water closet, a double vanity, and a walk-in closet. The fully developed basement expands your living space with an additional family room, two bedrooms, and a 4-piece bathroom, providing flexibility for growing families or guests. Outside, this property truly stands out with exceptional frontage, an incredibly rare find in newer subdivisions, offering extensive RV parking, a fully landscaped yard with ample space to enjoy, and a double attached heated garage. This is a unique opportunity to own a spacious family home in a desirable location with room to live, grow, and entertain near all the highly desired south end amenities and extensive path systems.