



**28 Sierra Close SW  
Medicine Hat, Alberta**

**MLS # A2324912**



**\$777,000**

<b>Division:</b>	SW Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,499 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Private, U		

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

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Garburator, Washer, Dryer, All Window Coverings, Garage Door Openers & Remotes, Central Air Conditioner, Water Filtration System, Underground Sprinklers, Salt Water Hot Tub with Dome Cover.

**OPEN HOUSE: SUNDAY JULY 5TH FROM 2:00 TO 3:30 PM.** Breath-taking Panoramic Views await you at 28 Sierra Close SW. This stunning Executive Style Walk-out Bungalow in Saamis Heights area is situated on a quiet cul-de-sac and features a triple heated attached garage, a fabulous Chef’s dream modern kitchen with huge island, gas range, pantry and lots of cabinetry. The main level also features a large living room, fantastic master bedroom suite complete with walk-in closet, large bathroom with separate soaker tub, double shower, access door to the efficient main floor laundry room featuring lots of cabinets, double sink and 2 piece powder room., The enclosed sunroom is accessible from both the living room and the master bedroom and has the most gorgeous view. Having double insulation, a gas fireplace, and with it facing the SW, the owners enjoy this room for morning coffee or evening cocktails pretty much year round! The lower levels offers a generous family room space, Wet Bar, 2 additional good sized bedrooms, one has a large walk-in closet. Spacious 4 piece bathroom with separate shower and features a 2 person sized soaker tub. Walk-out to the lower level patio area with lots of room for entertaining. Buyer’s will love the 6 person Salt Water Hot Tub, which include a unique Dome, which gives that added comfort during inclement weather. The pie-shaped lot is extremely private, features Brick Wall fencing, has underground sprinklers, 2 sheds, and additional low maintenance rock garden areas that could offer so much opportunity for future green thumb enthusiasts to transform into vegetable gardens and greenhouses. Make an appointment to view this beautiful home today!