



GRASSROOTS
REALTY GROUP

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**440 Spruce Way SE
Medicine Hat, Alberta**

MLS # A2326201



\$618,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,678 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Underground Sprinklers		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Fridge, Stove, BI dishwasher, Microwave Hoodfan, Central A/C, storage shed, outdoor kitchen with BBQ & fridge, Central Vac, Built in TV Stand in Basement, Garage Door Opener and remote, Garage Heater, Washer/ dryer, Underground sprinklers

Nestled among parks, schools, walking paths, and bike trails is 440 Spruce Way. As soon as you walk in, you'll notice a bright, open, and updated home filled with sunlight. A welcoming family room greets you with a unique textured feature wall and a gas fireplace. Nine-foot ceilings crown the main floor, which features a timeless kitchen and an attached dining room. Memories made around the dining table will be beautifully backdropped by nature; this special space features two large windows and a patio door that fully immerse you in the outdoors. Step through the deck doors to discover an outdoor retreat where you will surely spend ample time. It comes fully equipped with a built-in grill, deck storage, a mini-fridge, and stone countertops, taking casual evenings with friends and family to a whole new level. The possibility to add a hot tub space, a lower cement deck, and a shed, while thoughtfully planted trees and shrubs provide excellent privacy and shade for the yard. This lovely home offers four bedrooms (3+1) and 3.5 bathrooms, with all upstairs bedrooms showcasing beautiful built-ins. The primary suite boasts a walk-in closet and an elegant custom ensuite with generous storage around double sinks. Downstairs provides flexibility with an open and inviting space warmed by a second gas fireplace, alongside an additional bedroom that could easily serve as a private guest room or quiet home office. This is the kind of neighbourhood that might take you back in time... kids play, neighbours wave, parks are busy, and evening dog walks are the norm.