



**884 Ross Glen Drive SE  
Medicine Hat, Alberta**

**MLS # A2326781**



**\$499,900**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Quartz Counters, See Remarks, Storage, Vinyl Windows		

**Inclusions:** 2 Sheds

Get ready to fall in love with this exceptional four-level split, packed with the features you want—and the thoughtful upgrades that make it truly stand out. The main level welcomes you with a spacious front living room, soaring vaulted ceilings, and a bright, cheerful kitchen beautifully updated with gorgeous cabinetry, quartz countertops, upper and lower ambient lighting, and upgraded appliances. The dining area offers plenty of space for family dinners and easy access to the rear deck, making everyday living and entertaining effortless. Upstairs, the stunningly updated main bath features a custom vanity with extra storage, quartz counters, and a beautifully tiled bath/shower. The spacious primary retreat offers a generous walk-in closet and a fully refreshed three-piece ensuite, while the second bedroom is well sized with room for a queen bed or bunk beds for the children. An upgraded metal railing leads to the third level, where a large family room invites you to relax by the cozy gas fireplace with built-in shelving. This level also includes the third bedroom, another full bathroom, and convenient access to the double attached garage. The lower level adds even more flexibility with another comfortable bedroom, the laundry area, extra storage, and the utility room. Outside, the large deck is ready for summer barbecues, sunny afternoons, and easy outdoor enjoyment. With thoughtful upgrades including new windows, a high-efficiency furnace, and gorgeous metal railings throughout, this amazing property has been beautifully enhanced from top to bottom. Come see it for yourself and experience the care, quality, and charm that shine throughout!