



GRASSROOTS
REALTY GROUP

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**213 Sunrise Circle SW
Medicine Hat, Alberta**

MLS # A2327051



\$574,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,443 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings (Blinds/Curtain Rods), Garage Door Opener with Remote, Central A/C

Welcome to this beautifully maintained 1,443 sqft bungalow, offering over 2,600 sqft of finished living space in a sought-after SW neighbourhood. With its timeless brick exterior, bright open layout, and thoughtful updates, this smoke-free, pet-free home is ready for its next owners. Step inside to a welcoming living room filled with natural light from large windows and accented by vaulted ceilings and a cozy gas fireplace. The adjoining kitchen and dining area is designed well for everyday living, featuring an island, corner pantry, and newer kitchen appliances. The spacious primary bedroom offers a walk-in closet and a private 3 pc ensuite. A second bedroom, full 4 pc bathroom, and convenient main floor laundry complete the main level. The professionally finished basement provides plenty of additional living space with a generous rec room, 2 more bedrooms, a full 4 pc bathroom with a relaxing soaker tub, and ample storage. Outside, you'll appreciate the covered composite deck (2018) overlooking a beautifully private backyard, where mature trees atop the retaining wall create a peaceful setting. The insulated 24' x 22' attached garage, underground sprinklers, newer furnace, and central air conditioning add even more value and everyday convenience to this exceptional home. Ideally located close to schools, parks, walking paths, and everyday amenities, this beautiful bungalow combines comfort, functionality, and a location you'll love.