



**8 Ross View Bay SE  
Medicine Hat, Alberta**

**MLS # A2327352**



**\$612,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,070 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<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>	High Ceilings, Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** Refrigerator, Stove, Microwave, Hood Fan, Dishwasher, Washer/Dryer, Central A/C, UG sprinklers "as is", Central Vac & Attachments, Garage Door Opener and Remotes, Window Coverings, Electric Fireplace in Sunroom, Hot Tub Disconnect, Shed, Garage Work bench & Peg Board

Located in desirable Ross View Bay , this stylish 1.5 storey home has so much to offer! Tucked in on a quiet court with easy access to the amazing Ross Glen trail system , this 6 bedroom , 3.5 bathroom home has had multiple updates and improvements. The first impression upon entering is one of light and space. The vaulted ceiling, new vinyl plank flooring, and modern finishes grab your attention and provide a wonderful vibe for your everyday living space. The Updated kitchen features quartz counter-tops , new cabinet doors , generous counter space, and some of the best appliances available ( GE Cafe™ ). This kitchen is set up to make cooking and entertaining a true pleasure. The cosy sunken living room features a wood burning fireplace with access out to the private yard. The main floor also holds a bedroom ( great for guests or an office ), laundry room, and a handy 2 piece bathroom next to the interior garage entry. Upstairs holds the Primary bedroom with 3-piece ensuite and walk-in closet, 2 more bedrooms, and a full bathroom. The lower level consists of a spacious family room with 9 foot ceilings, 2 more bedrooms, 2 storage rooms, the utility room \*( Brand new water heater ), and a 3 piece bathroom. There are so many spaces to utilize in this home for any sized family. There is an insulated attached garage with gas line and set up for EV. The exterior features a tile roof, a south facing driveway, and a fully fenced mature yard. To top this all off , one of the most AMAZING features is the fully glassed in and permitted SUNROOM! This is the place for enjoying spring, summer and fall, with privacy and protection from the elements. Have a look then make the move to Ross View Bay !