



**42 Somerset Link SE  
Medicine Hat, Alberta**

**MLS # A2327508**



**\$669,900**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,008 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Garage Door Opener, Heated Garage, Off Street, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Street Lighting, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, headboard in master bedroom, tv wall mounts

Welcome to this exceptional two storey home located in the highly sought after Southlands neighbourhood. Offering an incredible combination of space, style, and functionality, this beautifully designed home is perfect for growing families and those who love to entertain. The heart of the home is the stunning kitchen, featuring granite countertops, a large centre island, stainless steel appliances, and a convenient walk-through pantry. Overlooking the bright and spacious living room with hardwood flooring and a cozy gas fireplace, this open concept layout is ideal for both everyday living and hosting family and friends. Upstairs, you'll find three generously sized bedrooms, including a primary ensuite complete with a custom glass shower and a spacious walk in closet. A large bonus room above the garage provides the perfect space for a family room, play area, or home office. The fully developed lower level is designed for entertaining, offering a dedicated theatre room (could be 4th bedroom), games room, and an additional bathroom—creating the perfect place to gather and enjoy movie nights, game days, or simply relax. Step outside to a beautifully sized backyard with plenty of room for children to play, summer entertaining, or simply enjoying the outdoors. A dedicated dog run makes this home equally welcoming for your four legged family members. Completing this outstanding property is a heated triple attached garage, providing ample room for vehicles, storage, and hobbies. Located close to parks, walking paths, schools, and all the amenities Southlands has to offer, this exceptional home truly has something for everyone. If you've been searching for the perfect family home in one of Medicine Hat's most desirable neighbourhoods, this is one you won't want to miss.