



GRASSROOTS
REALTY GROUP

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24 Coulee Ridge Drive SW
Medicine Hat, Alberta

MLS # A2328436



\$1,265,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,181 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Front Drive, Heated Garage, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Neighbourhood Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Bar Fridge, built-in gas range, built-in oven, built in refrigerator, central air conditioner, dishwasher, garage control(s), microwave, tankless hot water heater, washer, dryer, gazebo, security system (as is), garage shelving, window coverings (power blinds except 2 bedrooms and ensuite)

In Medicine Hat's premier community of Coulee Ridge, where the landscape feels intentionally preserved and the streetscape is defined by architectural detail, this custom Lacey show-home stands as a statement of refined design and enduring quality. Recipient of the Community Choice Award at the 2021 Parade of Homes, it's a residence that impresses not through excess, but through the quiet confidence of craftsmanship done right. The exterior sets the tone immediately—crisp white siding, striking black accents, and warm, earthy elements that echo the natural coulee surroundings. Step inside and you're met with a sense of volume and light that feels both dramatic and calming. Sunlight pours through an abundance of windows, drawing you into a main floor designed for elevated everyday living. At the heart of the home, the chef's kitchen, dining area, and living room unfold in a seamless flow beneath soaring 20-foot ceilings. It's the kind of space that invites connection—morning coffee at the island, lively dinners that linger long after the plates are cleared, and evenings gathered in comfort while the home's scale still feels intimate. High-end appliances, quartz countertops, and a spacious island anchor the kitchen beautifully, while a butler's pantry adds both elegance and practicality—thoughtfully positioned with access from the garage for effortless grocery drop-offs. The home offers four generous bedrooms, each with intention, including a primary suite that feels like a private retreat. Here, the day slows down: a deep soaker tub, a custom-designed closet, and a private deck where you can take in breathtaking views in complete serenity. Upstairs also features a well-appointed laundry room, a full bathroom, and two additional bedrooms—perfectly placed for family, guests, or a dedicated

office. Downstairs, the walk-out basement is designed for entertaining without compromise. Natural light continues to fill the lower level, giving it the same welcoming feel as the main floor. A full wet bar sets the stage for game nights, celebrations, or relaxed weekends at home, while the fourth bedroom and an additional full bathroom provide flexibility for guests or multi-generational living. Step outside through the basement doors and you'll find a fully landscaped, private backyard with a covered seating area—an inviting extension of the home's living space. Every detail here has been considered: a state-of-the-art sound and security system, a triple attached garage with one extended bay ideal for extra storage or a home gym, built-in lockers for coats and boots, a main floor powder room for guests, and three outdoor patio spaces to make the most of warm Southern Alberta months. From arrival to departure, this is a home that leaves an impression—breathtaking in its design, exceptional in its function, and unmistakable in the level of care and quality woven into every inch.