



GRASSROOTS
REALTY GROUP

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**76 Somerset Place SE
Medicine Hat, Alberta**

MLS # A2328565



\$520,000

Division:	Southland		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,188 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Skylight(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge, stove, dishwasher, Microwave hood fan, washer, dryer, garage door opener and remote, garage heater, Under ground sprinklers

Welcome home to this beautifully designed 4-level split, flooded with natural light from large windows throughout. The main floor boasts an impressive open-concept layout featuring vaulted ceilings that seamlessly connect the living room, dining area, and kitchen. The kitchen is fully equipped with a stainless steel appliance package, granite countertops, and a bright skylight. Retreat to the upper level to find the spacious primary bedroom, with double closets! Complete with a luxurious 5-piece ensuite featuring a double vanity, separate jet tub, and a walk-in shower. This level also includes a generous second bedroom and an additional full bathroom. Just a few steps down, the third level offers a cozy second living space anchored by a warm gas fireplace, along with a third full bathroom and bedroom—perfect for guests or teens. The fully finished fourth level features a recreation room, (great for a home gym), abundant storage, and a private fourth bedroom. Outside, enjoy premium curb appeal and low-maintenance care with beautiful stamped concrete and an underground sprinkler system. A double attached heated garage completes this exceptional property, offering comfort and convenience all year round.