



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**78 Sundance Road SW
Medicine Hat, Alberta**

MLS # A2329714



\$896,500

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,776 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, No Back Lane, No Neighbours Behind, Priv		

Heating:	In Floor, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Hot Tub, Shed, Pergola with Sun Screen		

Enjoy exceptional views of the coulee, golf course and quality craftsmanship in this beautifully maintained walkout bungalow located in the desirable Sundance neighbourhood. Offering over 3,287 square feet of thoughtfully designed living space, this home features 5 bedrooms, 3 full bathrooms, and an ideal layout for families or anyone who loves to entertain. The bright, open-concept main floor is highlighted by soaring vaulted ceilings and expansive windows that showcase the breathtaking coulee and golf course views. At the heart of the home is a spacious modern kitchen complete with granite countertops, abundant cabinetry, a large walk-in pantry, and a generous island that flows seamlessly into the dining and living areas. A striking floor-to-ceiling stone fireplace creates a warm and inviting focal point, making this the perfect space to gather with family and friends. The primary suite is a peaceful retreat, offering a walk-in closet and a luxurious ensuite featuring dual vanities, a jetted soaker tub, a glass shower, and heated tile floors. The main floor also includes a second bedroom or home office, a full bathroom, and a convenient laundry room with direct access to the oversized heated double garage. The fully finished walkout basement is designed for both comfort and functionality, featuring in-floor heating, three large additional bedrooms, a full bathroom, and a spacious family and recreation room with large windows and direct access to the backyard. Outdoor living is just as impressive. Enjoy your morning coffee or evening sunsets from the expansive upper deck that supports a newer pergola with sunscreen, accessible from both the dining area and the primary bedroom, or relax on the covered lower patio complete with a hot tub while taking in the beautiful natural surroundings. Recent updates provide added peace of mind, including R-50 attic insulation

and asphalt shingles (2019), along with a newer high-efficiency furnace, central air conditioning, and appliances. The newer furnace and air conditioner, tankless hot water on demand, and additional updates include modern designed cabinetry, paint, light fixtures, window coverings, door hardware, new sinks, faucets, and most of the flooring throughout the home. All these changes have just modernized the whole home in today's standard. Located close to parks, walking trails, and all the amenities Sundance has to offer, this exceptional home combines quality, comfort, and one of Medicine Hat's most sought-after views.