



GRASSROOTS
REALTY GROUP

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**112 Sunset Drive SW
Medicine Hat, Alberta**

MLS # A2334104



\$499,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,378 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 112 Sunset Drive SW, a beautifully maintained 3+2 bedroom, 3-bathroom family home offering exceptional space, comfort, and functionality. Located in a quiet, sought-after neighbourhood close to walking paths, Saamis Rotary Water Park, and excellent schools, this property delivers everything a growing family needs. The inviting large foyer features open railing that showcases the bright flow between the upper and lower levels. The main floor offers a spacious living area, main floor laundry, and a well-appointed kitchen and dining space. Garden doors off the dining room lead to a generous covered deck and an additional concrete patio, perfect for outdoor dining, relaxing, and year-round enjoyment. Downstairs, you'll find a huge family room anchored by a cozy gas-burning fireplace, along with two additional bedrooms ideal for teens, guests, or a home office. All bedrooms throughout the home are generously sized, providing comfort and flexibility. The spacious primary bedroom includes a walk-in closet and a private 3-piece ensuite, offering a peaceful retreat at the end of the day. Outside, the property is fully fenced and landscaped, with RV parking and plenty of room for kids, pets, and outdoor activities. The double attached garage is equipped with radiant heat, making it perfect for Alberta winters. A full appliance package, including washer, dryer, and central vac, adds convenience and value. With its thoughtful layout, abundant space, and unbeatable location, this home is truly ideal for families and offers plenty of room to grow.