



GRASSROOTS
REALTY GROUP

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**61 Rossmere Way SE
Medicine Hat, Alberta**

MLS # A2334225



\$499,999

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,174 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Greenbelt, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: Pool Table

Welcome to Ross Glen!! This 4-level split has an amazing location to raise a family. Backed onto a green space with a walking path and multiple schools within walking distance. Entering the home you'll find a bright and spacious living room, with cozy gas fireplace. Just beyond the living room is a beautiful kitchen with lots of counter space and a large pantry. Upstairs there are three bedrooms including the primary bedroom, which has a 3-piece ensuite with walk-in shower. A 4-piece bathroom completes this level. The lower level has a 4th bedroom. This level also boasts a large family room with garage entrance off of it, and a 3-piece bathroom/laundry room combination. The basement features a large rec room with wet bar area, as well as the utility room and plenty of storage! Check out the 2nd garage, perfect for a handyman or hobbyist. The covered deck off the dining room is a fantastic place to host guests or enjoy your morning coffee in the shade. Call to book a private viewing today!