



GRASSROOTS
REALTY GROUP

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**38 Sterling Link SE
Medicine Hat, Alberta**

MLS # A2336587



\$739,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,286 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Undergr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: fridge, stove, dishwasher, washer, dryer, central a/c, garage heater, garage door openers w/remote, window coverings, u/g sprinklers w/timer, b/i speakers, monkey bars shelves (garage), gas fireplace, central vac w/attachments & toe kick, 2 tv mounts, water softener

Step into this beautiful 2 storey home backing onto greenspace. Originally built as part of the 2012 Winport Parade of Homes. It offers a unique layout, impressive finishes, and an abundance of natural light, this one owner home is truly something special. The large front entry and wide front steps provide an impressive welcome. The home features 3023 sq. ft. of thoughtfully designed living space with 9 foot ceilings, maple hardwood flooring, large windows, and a stunning fireplace that creates a warm and inviting focal point in the living room. The stylish kitchen features custom maple cabinetry, granite countertops, a convenient walk-through butler's pantry, and plenty of workspace for cooking and entertaining. A spacious mudroom with built-in lockers and a laundry chute add to everyday functionality and the built-in speakers add another touch of luxury. Upstairs, the comfortable bonus room provides additional living space, while three well appointed bedrooms include a spacious primary retreat. The primary suite features French doors, a walk-in closet, access to its own balcony (with view), and a luxurious 5 piece ensuite complete with double sinks, in-floor heating, and a beautiful two sided fireplace. The fully finished basement offers 9 foot ceilings, a large family room, a large bedroom, and a full bathroom. Perfect for guests, a teenager, or additional family living space. The finished and heated double attached garage features a floor drain, built-in Monkey Bar shelving, and plenty of room for vehicles and storage. Additional features include a tankless hot water system, vinyl fencing, all window coverings (three motorized blinds), under cabinet lighting. Backing onto greenspace and conveniently located close to schools, parks, walking trails, and shopping, this exceptional home offers the perfect combination of luxury, functionality, privacy, and location. A

meticulously maintained one owner, no smoking, no pet home that is ready for its next chapter. *some exterior pictures edited due to the rainy day. Contact your local neighbourhood REALTOR® today!