



GRASSROOTS
REALTY GROUP

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**21 Hamptons Gate SE
Medicine Hat, Alberta**

MLS # A2338796



\$974,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,100 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, BI Microwave, Washer, Dryer, Ceiling Fans, Central A/C, Mini Fridge, Blinds, Curtain Rods, TV Mounts, UGS, Deck privacy shades, Gazebo, Garage Door Openers 2x with Remotes

Located in a quiet cul-de-sac in the desirable Hamptons neighbourhood, this stunning 2021 Parade of Homes property brings together modern design, thoughtful functionality and a warmth that makes it feel instantly inviting. From the striking exterior with board-and-batten siding, stone accents and a triple attached garage to the beautifully landscaped, low-maintenance front yard, every detail feels intentional. Inside, a spacious entry showcases the beautiful staircase and opens into a bright, airy main floor filled with natural light. The living room is open to the level above, creating an impressive sense of space, while the fireplace feature wall adds warmth and character. The gorgeous kitchen is equally impressive, with a waterfall island, beautiful cabinetry and finishes, high-end appliances, open shelving and a tucked-away pantry. Also on the main floor, the laundry and mudroom may be one of the most practical and beautiful paces in the home, offering an abundance of cabinetry and counter space, a sink and plenty of room to keep everyday life organized. Upstairs, the bedrooms each have their own personality with custom decorative wall moulding and thoughtful design details. The spacious primary suite is a true retreat, featuring a tray ceiling, statement wall and a beautifully finished ensuite with a tiled shower, freestanding tub and double vanity. The large walk-in closet takes it one step further with custom storage and its own built-in vanity. The fully finished lower level adds even more living space with a generous family room, additional bedroom and 4 pc bathroom. Outside, the professionally landscaped backyard is designed to be enjoyed, with an upper deck complete with privacy shades and a gazebo below creating multiple spaces to relax or gather. With 4 bedrooms, 3.5 bathrooms, a triple garage and standout design throughout, this is a home that feels special without

sacrificing the practical spaces that make everyday living easier.