



GRASSROOTS
REALTY GROUP

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37 Sunflower Court SE
Medicine Hat, Alberta

MLS # A2339593



\$474,900

Division:	Connaught		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,242 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, On Golf Course		

Heating:	Forced Air
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: SHEDS, MOST POOL ITEMS

Welcome to 37 Sunflower Court SE, located in the highly sought-after community of Connaught and surrounded by one of Medicine Hat's most desirable golf course settings. This home offers a great mix of modern updates, comfortable living space, and an incredible backyard made for entertaining. Inside, you'll find a bright and updated kitchen featuring crisp white cabinetry, quartz countertops, stainless steel appliances, a farmhouse-style sink, subway tile backsplash, and rich navy lower cabinetry for a stylish contrast. The spacious living areas offer plenty of natural light, updated flooring, and clean modern finishes throughout. One of the standout spaces is the dedicated entertaining area, complete with built-in cabinetry, bar storage, and plenty of room to host friends and family. Downstairs, additional finished space gives you even more flexibility for a family room, games room, office, or home gym. Outside is where this property really shines. The backyard feels like your own private summer retreat with a large in-ground swimming pool, with a new pool liner as well, diving board and slide, expansive patio space, and multiple areas to relax or entertain. The covered deck offers a comfortable outdoor dining and lounging area, while the additional gazebo and hot tub space make this backyard ready to enjoy from spring through fall. With its desirable Connaught location, golf course surroundings, updated interior, incredible entertaining spaces, and resort-style backyard, 37 Sunflower Court SE is a property you won't want to miss. call your favourite REALTOR today!