

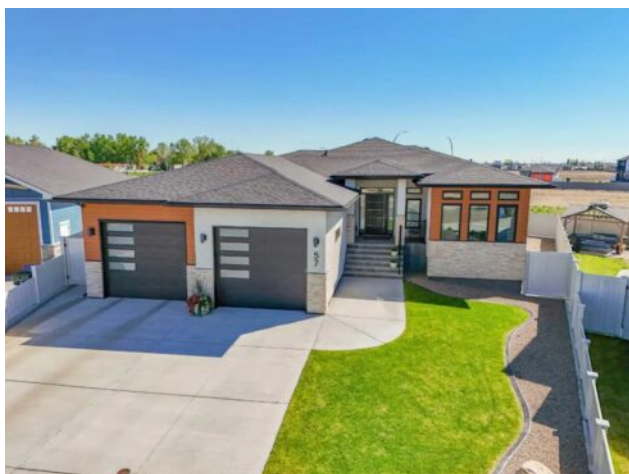


GRASSROOTS
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**57 Hamptons Gate SE
Medicine Hat, Alberta**

MLS # A2339964



\$1,100,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,729 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Blinds, Garage Remotes, UGS, TV Mounts, Shed, Central Vac

This is the kind of home that immediately makes an impression. Soaring 10-foot ceilings, grand windows, and an abundance of natural light create a bright, elevated feel, while carefully selected finishes, thoughtful upgrades, and exceptional attention to detail are evident throughout. Beautifully maintained and in pristine condition, the open-concept main floor is designed for both everyday living and entertaining, centred around a stunning fireplace with timeless white brick detail. The kitchen is a true standout, featuring bright white floor-to-ceiling cabinetry, exceptional storage, under-cabinet lighting, a wall-mounted oven, and an oversized butler's pantry. The main floor also offers a stunning primary retreat with large windows and a spa-inspired ensuite complete with double sinks, walk-in shower, separate soaker tub, and spacious walk-in closet. A second upstairs bedroom offers flexibility as a home office or guest room, along with another beautifully finished full bathroom. Down the grand curved staircase, the fully developed basement provides an expansive second living area with a beautiful electric fireplace, three generously sized bedrooms, and another full bathroom. With dual-zoned heating and air conditioning, comfort and efficiency are thoughtfully considered throughout the seasons. The layout offers incredible flexibility for family, guests, entertaining, or simply enjoying more space to spread out. Outside, the covered deck is designed for effortless outdoor living, complete with electric privacy screens and a natural gas line for a fire table built into the deck floor, currently covered beneath the outdoor rug. The low-maintenance, fully fenced yard adds to the ease of ownership, while the attached triple tandem garage offers exceptional storage, workspace, and room for vehicles or toys. Located in the highly desirable Hamptons neighbourhood,

this impressive home blends luxury, functionality, and quality in a way that truly needs to be experienced in person.