



GRASSROOTS
REALTY GROUP

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**43 Sierra Road SW
Medicine Hat, Alberta**

MLS # A2343366



\$699,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,983 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Street Lighting		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

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

Inclusions: Fridge, Freezer, stove, dishwasher, garage door opener & remote

Welcome to this beautiful newly built two storey home, thoughtfully designed with modern finishes, warm details and an abundance of natural light throughout. The main floor offers a bright and spacious open concept layout perfect for both everyday living and entertaining. At the heart of the home is the stunning kitchen featuring an impressive amount of cabinetry, a large centre island with plenty of workspace. A generous walk in pantry with additional built in cabinetry provides exceptional storage and flows conveniently into the mudroom. The kitchen opens seamlessly to the spacious dining area and inviting living room, where a beautiful gas fireplace creates a warm focal point. Large windows fill the space with natural light, while access to the covered deck extends your living space outdoors. A convenient 2 piece bathroom completes the main level. Upstairs you'll find three bedrooms, a full 4-piece bathroom and conveniently located upper floor laundry. The spacious primary suite is a wonderful retreat, complete with a large walk in closet and gorgeous 5 piece ensuite featuring dual sinks, a freestanding soaker tub and separate tiled shower. The walkout basement is unfinished but already framed and ready for you to bring your own vision to life, offering excellent potential for additional bedroom, a family room or whatever suits your lifestyle. Walk directly outside to the large covered private patio area, creating another fantastic outdoor living space. The double attached finished garage provides plenty of space for vehicles, storage and everyday convenience. With its fresh design, thoughtful floor plan, beautiful finishes and room to grow, this stunning new home offers the perfect combination of style, function and comfort. A beautiful home that's ready for its first owners to make it their own.

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