



GRASSROOTS
REALTY GROUP

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**144 Sundance Road SW
Medicine Hat, Alberta**

MLS # A2343667



\$949,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,086 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Kitchen Island, Pantry, Vinyl Windows		

Inclusions: Shed

Welcome to an extraordinary, custom-built masterpiece offered to the market for the very first time! Perfectly positioned in the highly coveted Saamis Heights neighborhood, this rare one-owner gem blends exceptional craftsmanship with over 2,800 square feet of luxurious, sunlit living space. From the instant you arrive, the striking curb appeal commands attention with its high-end tile roof worth over \$20,000, expansive interlocking stone driveway, and a heated, attached triple garage. Inside, rich hardwood floors flow toward a chef's dream kitchen outfitted with premium quartz countertops, custom cabinetry, and exquisite hardware details that mirror the home's stunning metalwork. Every corner radiates elegance, from the two cozy gas fireplaces with custom mantels to the dramatic split-level staircase illuminated by a glittering crystal chandelier. Your private retreat awaits in the primary suite, complete with a spacious walk-in closet and a spa-like ensuite featuring a soothing jetted tub and separate shower. Bright, generous bedrooms with mirrored closets on the upper level offer effortless style, including an expansive fourth bedroom flooded with natural light. Downstairs, the fully finished walk-out lower level features sleek Belgium laminate floors, the second gas fireplace, and a spacious family room designed for effortless entertaining. Step outside to a backyard oasis complete with multi-level glass-railed decks, an enclosed balcony perfect for curling up with a good book, and a custom spiral staircase leading down to a screened patio, lush manicured lawns, and breathtaking, unobstructed views of the surrounding green space & trails. JUST THE PAVING STONE AND STONE WORK ARE WORTH OVER \$200,000. Quick possession is available so you can start making memories immediately! (Note: Select photos have been digitally staged

to showcase the full potential of the space).