



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

## 8 Sundance Close SW Medicine Hat, Alberta

**MLS # A2344293**



**\$639,900**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | SW Southridge                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | Bungalow                                                                    |               |                   |
| <b>Size:</b>     | 1,286 sq.ft.                                                                | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener  |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Lawn, Street Lighting, Treed, Underground Sprinkler |               |                   |

|                    |                                                                                                                |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile                                                                                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Mixed                                                                                                          | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                                                                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** fridge, stove, dishwasher, microwave, washer dryer & pedestals, window coverings (blinds & drape rods), UGS, garage door control -2, remote - 2, Attached Shelving in the garage, shed

Beautifully maintained walkout bungalow is perfectly situated on a tranquil court, featuring a stunning stone and stucco maintenance-free exterior that exudes curb appeal. With a double attached finished garage, plus RV parking, this home is ideal for those seeking both style and practicality. Inside you are welcomed by a bright entry way that leads into the main areas offering a full open concept and more natural light. The interior boasts newer paint throughout, modernizing the space, while ample windows adorned with Hunter Douglas window coverings provide a quality look and practicality while still allowing all the light in for an air effect in every space you enter. Enjoy the spaciousness created by 9-foot ceilings on both levels, providing an inviting ambiance. The main floor features a cozy living room highlighted by a charming gas fireplace-perfect for relaxing evenings, open to your formal dining area off the private upper deck and open to your kitchen. The kitchen offers full stainless steel appliance package, refreshed cabinetry in trendy tones, granite counter tops, a pantry and raised island seating perfect for families and social settings. Down the hall are two comfortable bedrooms, including a primary bedroom with a luxurious full ensuite with a corner tub, a walk-in closet, and ample space to unwind. A second full bath serves the main floor, making it convenient for guests and family. The Main floor is completed with a laundry room off your garage access. Descend to the lower walkout level to find two more spacious bedrooms, a full bath, and a large family room perfect for gatherings or movie nights. This versatile space is designed for your comfort and enjoyment providing access out to your backyard oasis. Fully fenced with maintenance-free vinyl fencing, beautifully landscaped with well-established trees and lush green grass with a good size patio area that's

partially covered perfect for taking in both sunshine and shade. Enjoy effortless outdoor living with underground sprinklers on timers. Recent updates include newer shingles & garage doors and meticulous maintenance throughout, showcasing undeniable pride of ownership. Every detail has been carefully considered to ensure a welcoming and functional home. Don't miss the chance to make this beautifully cared for raised walkout bungalow perfectly situated in Saamis Heights your own.