



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8 Ross View Bay SE Medicine Hat, Alberta

MLS # A2344394



\$599,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,070 sq.ft.	Age:	1983 (43 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Refrigerator, Stove, Microwave, Hood Fan, Dishwasher, Washer/Dryer, Central A/C, UG sprinklers "as is", Central Vac & Attachments, Garage Door Opener and Remotes, Window Coverings, Electric Fireplace in Sunroom, Hot Tub Disconnect, Shed, Garage Work bench & Peg Board, 75 inch Samsung Frame Smart TV

Located in desirable Ross View Bay , this stylish 1.5 storey home has so much to offer! Tucked in on a quiet court with easy access to the amazing Ross Glen trail system , this 6 bedroom , 3.5 bathroom home has had multiple updates and improvements. The first impression upon entering is one of light and space. The vaulted ceiling, new vinyl plank flooring, and modern finishes grab your attention and provide a wonderful vibe for your everyday living space. The Updated kitchen features quartz counter-tops , new cabinet doors , generous counter space, and some of the best appliances available (GE Cafe); . This kitchen is set up to make cooking and entertaining a true pleasure. The cosy sunken living room features a wood burning fireplace with access out to the private yard. The main floor also holds a bedroom (great for guests or an office), laundry room, and a handy 2 piece bathroom next to the interior garage entry. Upstairs holds the Primary bedroom with 3-piece ensuite and walk-in closet, 2 more bedrooms, and a full bathroom. The lower level consists of a spacious family room with 9 foot ceilings, 2 more bedrooms, 2 storage rooms, the utility room *(Brand new water heater), and a 3 piece bathroom. There are so many spaces to utilize in this home for any sized family. There is an insulated attached garage with gas line and set up for EV . The exterior features a tile roof, a south facing driveway, and a fully fenced mature yard. To top this all off , one of the most AMAZING features is the fully glassed in and permitted SUNROOM! This is the place for enjoying spring, summer and fall, with privacy and protection from the elements. Have a look then make the move to Ross View Bay !