



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5 Ross View Bay SE Medicine Hat, Alberta

MLS # A2345824



\$568,500

Division:	Ross Glen		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,537 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, No Back Lane, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: C/A, fridge, stove, B/I dishwasher, microwave, washer, dryer, window coverings & blinds, fridge in basement, central vac w/attachments "as is, where is" seller has never used, UGS'S, garage door opener(s) & 2 remotes, shed

Welcome to this BEAUTIFUL 4 BEDROOM + OFFICE, 3 BATHROOM 1537 SQ FT BUNGALOW, perfectly situated on a HUGE LOT with fantastic street appeal in the desirable ROSS GLEN AREA! NEW SHINGLES SEPTEMBER 24TH/2026!! From the moment you arrive, you'll appreciate the impressive exterior, PLENTY OF PARKING, the added bonus of RV PARKING, and an ATTACHED 23x24 DOUBLE CAR GARAGE! Even better, this home has GREAT NEIGHBOURS and is located just STEPS FROM THE ROSS GLEN COULEES, where you can enjoy beautiful views, scenic walking paths and the natural surroundings right outside your neighbourhood. Step inside and you'll immediately feel the GRAND, WARM & WELCOMING ATMOSPHERE this home has to offer! The VAULTED CEILINGS throughout the FRONT ENTRY, LIVING ROOM, DINING ROOM, FAMILY ROOM & PRIMARY BEDROOM add to the open and spacious feel of the home! The bright and spacious LIVING ROOM is filled with natural light, creating an inviting space to relax or entertain. Continue into the DINING AREA, where a stylish light fixture adds a modern touch to the space. Just around the corner, you'll find convenient access through the PATIO DOORS to your PRIVATE DECK WITH A VIEW TO THE RIGHT OF THE GORGEOUS COULEES!! As well as a wonderful spot to enjoy your morning coffee, BBQ or unwind at the end of the day! The KITCHEN offers modern appliances, plenty of cabinet space and a functional layout for everyday living. From here, you'll love the additional COZY FAMILY ROOM featuring a GAS FIREPLACE, creating the perfect place to curl up, relax and enjoy time with family and friends. The PRIMARY BEDROOM offers a bright, modern and relaxing atmosphere, enhanced by the VAULTED CEILING, and features its own 4-PIECE

ENSUITE. Two additional MAIN-FLOOR BEDROOMS provide plenty of space for a growing family, guests or additional workspace. The convenience of MAIN-FLOOR LAUNDRY makes everyday living even easier! Head downstairs and you'll discover a BASEMENT THAT SEEMS TO GO ON FOREVER! With an incredible amount of space, the POSSIBILITIES ARE ENDLESS for creating additional family, recreation, hobby or entertainment areas. The basement also provides PLENTIFUL STORAGE, giving you room for everything your family needs. This home has also seen several MAJOR UPDATES, including FURNACE (2023), HOT WATER TANK (2025), MAIN-FLOOR WINDOWS (2025), AIR CONDITIONER (JULY 2026), GARAGE DOOR OPENERS & REMOTES (2025), WASHER & DRYER (2025), FRIDGE (2025), UNDERGROUND SPRINKLERS IN THE FRONT & BACK YARD!!! CALL YOUR FAVORITE REALTOR® TODAY TO BOOK YOUR PRIVATE VIEWING!!