



GRASSROOTS
REALTY GROUP

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91 Sage Close SE
Medicine Hat, Alberta

MLS # A2345927



\$674,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,567 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Irregular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, CENTRAL A/C, GARAGE DOOR OPENER, GARAGE DOOR REMOTE, U/G SPRINKLERS, BRICK BBQ/FIREPLACE, SHED, CENTRAL VAC & ATTACHMENTS, SUMP PUMP, GARBURATOR

Here is the home you have been waiting for! This beautiful 2567 sq ft custom built two-storey is ready for its next owner. Featuring 5 bedrooms and 4 bathrooms, this home sits on an enormous, extensively landscaped pie shaped lot. Ideally located in a great neighbourhood close to schools, shopping, and services. The large entryway sets the stage vaulted ceilings, timeless hardwood flooring, hardwood staircase, rails and trim catch the eye. This well designed layout provides a multitude of living spaces for any sized family. The main floor holds the office / computer space near the front entry, a spacious living room with gas fireplace, a formal dining room, and a large centrally located kitchen that leads into another gathering space with a breakfast nook facing the garden. There is also a main floor laundry room and a two piece washroom tucked in next to the garage entryway. Heading upstairs leads you to 2 nice sized bedrooms, a full bathroom, and the amazing Primary bedroom retreat with walk-in closet, generous ensuite with a soaker tub and walk-in shower, and a sitting area adjacent to an upper balcony that overlooks the garden. The basement level adds an additional 1249 sq ft of living space! This level holds 2 additional bedrooms, both with walk-in closets, a full bathroom, a wine making room, a storage room, the utility room, and a generous Family / Recreation room large enough for a pool table or ping pong table. Tall ceilings and ground level heating ducts further enhance the basement experience. Now for your outdoor enjoyment! There is a nice sized deck, an extensive stone patio with built-in bbq / fireplace, ample garden space, mature trees and shrubs including apples, cherries, grapes, raspberries, rhubarb, and flowering perennials. Also wired for a hot tub! This extra large lot allows a large driveway and for RV and Boat parking as

well. The attached double garage is heated and has a wash sink. This home truly checks all of the boxes. Enjoy the virtual tour, come and see it in person , then make this your next home !