



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**78 Sunset Crescent SW
Medicine Hat, Alberta**

MLS # A2347117



\$514,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar, Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, all window coverings (blinds, drapes, rods) pool table & accessories, shuffle board, projector & screen, bar fridge, AC unit, UGS

Welcome to 78 Sunset Crescent SW, an inviting bungalow thoughtfully built for comfortable everyday living and easy hosting. From the moment you step up to the front door, you're greeted by a welcoming front porch framed by mature trees. Inside, vaulted ceilings, warm colours and finishes create a bright, open, inviting feel. The main floor flows effortlessly, anchored by a spacious living room featuring a cozy three-way fireplace that adds instant warmth and character. At the heart of the home, the kitchen delivers with stainless steel appliances, a generous center island, a full pantry, and a dining room. Just off the dining area, garden doors open directly to the back deck for summer BBQs and outdoor dining. The main level also offers two bedrooms, a full four-piece bath, and a comfortable primary suite complete with its own private three-piece ensuite. Downstairs, the fully finished basement expands your living space with 9-foot ceilings, a dedicated games and rec area, a media room, a dry bar, a three-piece bath, and two additional bedrooms. It's an ideal setup for movie nights, hosting guests, or giving everyone room to unwind. Out back, the fully fenced and landscaped yard offers plenty of green space, a gas line connection for your grill, and room to entertain. Rounding out the property is a 22' x 24' attached double garage, a large driveway, and dedicated RV parking to handle all your vehicles, toys, and gear. This is a home with space to gather, room to unwind, and plenty of ways for everyone to feel at home.