



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**32 Hamptons Crescent SE
Medicine Hat, Alberta**

MLS # A2347473



\$639,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,620 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry, See Remarks		

Inclusions: Smart Thermostat, Floating Shelves in living room, Shelf in Master Bedroom, Garage Speakers

Immaculately maintained and fully developed, this 1,620sq ft modified bi-level has 5 bedrooms and 3 bathrooms, and you can move right in. Vaulted ceilings and large windows fill the open-concept main floor with natural light. The gas fireplace in the living room makes it the spot everyone ends up on a cool evening. The kitchen is made for gathering. It has maple cabinets, granite countertops, stainless steel appliances, a tiled backsplash, and a large island that opens to the living room, so the cook is part of the conversation. Two bedrooms and a full bath are on the main level. Upstairs, the primary retreat has a walk-in closet and a large ensuite with a vanity, soaker tub, and separate glass shower. It's a nice place to unwind at the end of the day. The finished basement gives everyone room to spread out. It has two more bedrooms, a laundry room, and a wide-open family room for movie nights, game days, or a kids' hangout. The heated double garage (27' x 24') is finished with epoxy flooring, so it's a comfortable place for projects and for getting out of the winter weather. Outside, the yard is fully landscaped and low-maintenance, with underground sprinklers, vinyl fencing, and a deck for summer barbecues. You get more time to enjoy it and less time on upkeep. Call today to book your showing!