



GRASSROOTS
REALTY GROUP

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107 Sunset Road SW
Medicine Hat, Alberta

MLS # A2348515



\$629,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,067 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, garage door opener& remote, tv wall mounts

Welcome to this wonderful family home in Saamis Heights, perfectly situated in a beautiful location with a backyard that backs directly onto the park and green space with walking path. Offering an abundance of living space inside and out, this is a home designed for families to spread out, gather together and enjoy. Step inside to a bright and welcoming entry that leads into a spacious front great room and adjoining formal dining area. Toward the back of the home, a cozy sunken living room with a gas fireplace creates the perfect place to relax, while the kitchen and casual dining area overlook the beautifully landscaped backyard and peaceful park beyond. A versatile bedroom or home office, convenient main-floor laundry and a 2 piece bathroom complete this level. Upstairs, the spacious primary suite offers a comfortable retreat with a walk in closet and private ensuite. Two additional bedrooms and another full bathroom provide plenty of room for the family. The fully developed lower level adds even more living space with a large recreation room, separate family room that's perfect for movie nights, a generous den that offers potential for an additional bedroom, and a 2 piece bathroom. Whether you need space for teenagers, guests, hobbies, a home gym or simply room to relax, this home gives you plenty of options. Outside is where this property becomes truly special. The fully landscaped and fenced backyard backs directly onto the green space and park, creating a beautiful extension of your outdoor living area. Mature trees, and shrubs provide privacy and shade, while the deck and lower patio offer wonderful spaces for summer evenings, entertaining or simply enjoying the peaceful surroundings. A double attached garage, concrete driveway and RV parking add even more functionality. With its generous living spaces, beautiful yard and fantastic Saamis Heights

location backing onto the park, this is a home with so much to offer.