



GRASSROOTS
REALTY GROUP

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**178 Sunrise Road SW
Medicine Hat, Alberta**

MLS # A2352363

\$575,000

Division:	SW Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,612 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level		

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

Inclusions: Fridge, Stove, OTR Microwave, Dishwasher, Washer, Dryer, Window Coverings, C/A, U/G Sprinklers + Timer, Garage Door Opener + Control, Shed, Garage Heater, Roof Racks in Garage

178 Sunrise Rd SW – Beautifully Maintained Walkout Two-Storey! Pride of ownership shines throughout this beautifully cared-for two-storey home in a desirable Southridge location! Offering a family-friendly layout, inviting living spaces, and a walkout basement, this home is sure to impress. The spacious entrance welcomes you into an open-concept main floor featuring a gorgeous kitchen with an abundance of maple cabinetry, a corner pantry, and an eat-at centre island. The generous dining area offers access to the covered deck, while the lovely living room is the perfect place to unwind beside the stunning stone fireplace. A convenient two-piece powder room, main floor laundry, and direct access to the heated attached double garage complete this level. Upstairs, you'll find three bedrooms, including a spacious primary suite with a walk-in closet and a four-piece ensuite featuring a relaxing jetted tub. A second four-piece bathroom serves the additional bedrooms. The walkout basement offers a huge family room complete with a wet bar and direct access to the fully fenced and landscaped backyard. Enjoy the added convenience of underground sprinklers, a storage shed, and wiring for a hot tub. Meticulously maintained and clearly loved, this wonderful home offers the space, comfort, and features your family will appreciate for years to come!