

36 Sunset Road SW  
Medicine Hat, Alberta

MLS # A2222814



\$498,900

|           |                                   |        |                   |
|-----------|-----------------------------------|--------|-------------------|
| Division: | SW Southridge                     |        |                   |
| Type:     | Residential/House                 |        |                   |
| Style:    | 2 Storey                          |        |                   |
| Size:     | 1,716 sq.ft.                      | Age:   | 2003 (22 yrs old) |
| Beds:     | 4                                 | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached            |        |                   |
| Lot Size: | 0.10 Acre                         |        |                   |
| Lot Feat: | Back Yard, Underground Sprinklers |        |                   |

|             |                        |
|-------------|------------------------|
| Heating:    | Forced Air             |
| Floors:     | Carpet, Hardwood, Tile |
| Roof:       | Asphalt Shingle        |
| Basement:   | Finished, Full         |
| Exterior:   | Brick, Vinyl Siding    |
| Foundation: | Poured Concrete        |
| Features:   | Kitchen Island         |

|            |      |
|------------|------|
| Water:     | -    |
| Sewer:     | -    |
| Condo Fee: | -    |
| LLD:       | -    |
| Zoning:    | R-LD |
| Utilities: | -    |

**Inclusions:** Fridge, Stove, BI Dishwasher, Hood fan, Window coverings, Washer, Dryer, Central A/C, Garage door opener and remotes, Underground Sprinklers,

Welcome to this fully developed and move-in ready family home, perfectly located in the sought-after community of Saamis Heights. Featuring 4 spacious bedrooms—3 upstairs and 1 on the lower level—and 3.5 well-appointed bathrooms, this home offers an ideal layout for growing families. Buyers will appreciate the many recent upgrades including but not limited too, entire home has been freshly painted in a soft, natural palette that complements the gorgeous new quartz countertops found throughout the kitchen and bathrooms, stylish updated lighting and LED pot lights that add a warm, modern feel and more. The primary bedroom is generously sized and features a luxurious ensuite with a separate tub and shower, as well as a large walk-in closet. The fully developed basement is the perfect place for guests or a teen hang out! The attached double garage has also been freshly painted, offering a clean and functional space. Situated close to schools, scenic pathways, and shopping amenities, this home is not only stylish but also conveniently located. Quick possession is available—don't miss the opportunity to make this stunning property your own!