

## 85 Hamptons Close SE Medicine Hat, Alberta

MLS # A2228327



# \$679,500

<b>Division:</b>	SE Southridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,497 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Triple G		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, No Neighbours Behind, Und		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Pool Table and Accessories , Pictures in Games Room

Stunning custom built home with open layout and tons of living space at 2497 sq.ft. with 10 ft ceilings throughout. Beautiful kitchen with espresso cabinets, granite counter tops, island and walk thru pantry. A bonus room boasts the upper level giving you that extra family room. Master bedroom features custom cabinetry in the walk in closet, 4 pc ensuite with 5 ft shower and soaker tub. Basement is fully developed with family room and wet bar, games room complete with a pool table and its accessories, bedroom, and a full bath. Off the kitchen is a large maintenance free deck overlooking landscaped yard with vinyl fencing. For him is the heated and insulated triple garage complete with its own workshop area for the handyman. Comes with all appliances, lots of built in cabinetry and so much more. Market is still hot so book your viewing today.