

**39 Sierra Road SW
Medicine Hat, Alberta**
MLS # A2192133

\$639,900

Division:	SW Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,339 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Standard Shaped Lot		



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Air conditioner - central, garage door opener + remote

Be the first to call this stunning new walkout bungalow your home, located in the highly sought-after Sierra neighborhood. Built by New Tab Homes Ltd and DP76 Construction, this property offers a perfect blend of modern style and functionality. With an expected completion date of May 2025, there's still time to customize the finishes to suit your personal taste. Spanning 1,339 sq ft, the open-concept design features 10-foot ceilings that create a bright, airy atmosphere. The living, dining, and kitchen areas flow seamlessly, ideal for everyday living and entertaining. The living room includes a cozy fireplace and sliding doors leading to a spacious covered deck. The kitchen boasts a large center island, ample counter space, and a corner pantry. The main floor also offers a laundry room with a sink, a 4-piece bathroom, and two bedrooms, including a primary suite with a walk-in closet and luxurious 4-piece ensuite with double sinks and a glass shower. The walkout basement features a sprawling family room with access to a lower covered patio, two additional bedrooms, a 4-piece bathroom, and extra storage in the furnace room. A double attached garage and spacious driveway provide plenty of parking. RMS square footage is based on builder plans. ***Note: Photos are "similar to"; 35 Sierra Rd SW and represent the mirrored floorplan of this home***