

\$619,900 - 85 Sunwood Crescent Sw, Medicine Hat

MLS® #A2106863

\$619,900

4 Bedroom, 4.00 Bathroom, 1,612 sqft

Residential on 0.09 Acres

SW Southridge, Medicine Hat, Alberta

This stylish fully developed residence is situated on a quiet street enjoying a picturesque backdrop, a beautiful greenbelt that offers walking paths, and so many spaces to play and run! The stunning entrance welcomes you with 18' ceilings, and huge windows bathing the space in an abundance natural light. The open-concept kitchen boasts a spacious island, full appliance stainless pkg, and a convenient walk-through pantry leading to the laundry/mudroom. The dining room and great room feature more expansive windows, providing stunning southern views of the backyard, sundeck & greenspace beyond. Upstairs, three bedrooms and two full bathrooms which are the perfect size. The generously principal bedroom overlooks the expansive greenspace and its well-designed five-piece ensuite showcases a tiled shower, a freestanding soaker tub, and dual sinks with ample storage. The primary suite is completed by an impressive walk-in closet. The fully developed basement has been expertly arranged, featuring family room, 4th bedroom and a full bath. When you Step outside to the sun deck with a tinted glass railing—a perfect retreat to savour a beverage while taking in the views! The yard has been fenced and is ready for your green thumb, or make it zero maintenance and enjoy the greenspace beyond to the fullest! This home seamlessly combines functional design with elegant details, creating a comfortable and visually pleasing living environment. Buyers will adore



the thoughtful custom details, feature walls, and lushious sunshine! Remaining New Home Warranty to be transferred to the buyer.

Built in 2022

Essential Information

MLS® #	A2106863
Price	\$619,900
Sold Price	\$600,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,612
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

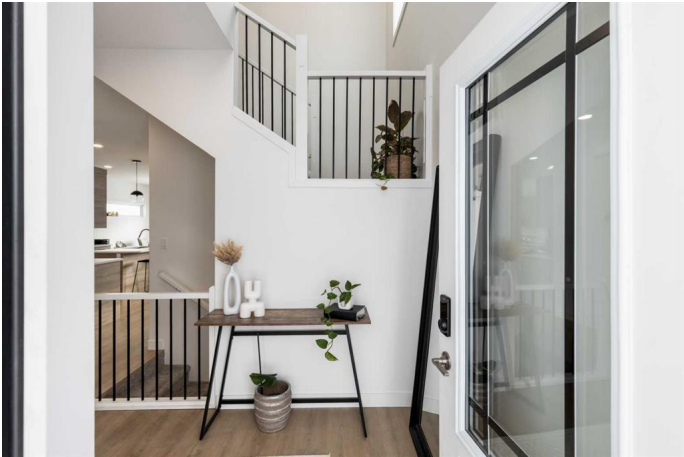
Address	85 Sunwood Crescent Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4Y7

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings
Heating	ENERGY STAR Qualified Equipment, Forced Air



Cooling	Central Air, ENERGY STAR Qualified Equipment
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	May 10th, 2024
Days on Market	86
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.