

\$899,000 - 328 Coulee Ridge Drive Sw, Medicine Hat

MLS® #A2110236

\$899,000

5 Bedroom, 4.00 Bathroom, 2,254 sqft

Residential on 0.14 Acres

NONE, Medicine Hat, Alberta

Welcome to the "Beaumont": a versatile, ultra efficient, open concept home designed with family and functionality in mind. Featured in the BILD Medicine Hat Parade of Homes, this sleek, contemporary two-storey offers incredible views, high-efficiency living and a floor plan that maximizes the 3100 square feet of developed space perfectly. Built by the award winning Brost Developments, the attention to detail is evident throughout this stunning property. The exterior features a selection of low maintenance materials, giving a unique style that stands out in the streetscape. Spacious and bright, this new build offers an abundance of large, high efficiency windows, maximizing the breathtaking views of the recently completed Junegrass pond. With 5 bedrooms, 3 full bathrooms + powder room and 3 spacious living areas, there is room for family to live, play and thrive. The main floor features a grand living room that connects to a dining area and a streamlined kitchen. Designed with entertaining in mind, this kitchen boasts custom modern solid painted maple cabinetry and quartz counters, as well as an oversized island and double-door pantry. The upper floor continues to impress with a bold primary suite, dreamy ensuite, comfortable loft area with sundeck access, laundry room and two additional bedrooms. The walkout lower level has a third living area, two more bedrooms and access to the ground level concrete patio. Featuring both a single attached garage as



well as a rear 28â€™ x 26â€™ double detached garage, there is plenty of space for your vehicles, hobbies and storage. Enjoy the comfort that a new home offers without the time and effort of building from scratch - New Home Warranty provided. With luxurious details, a commitment to efficiency, and a beautiful view, youâ€™re going to fall in love with everything this property has to offer.

Built in 2022

Essential Information

MLS® #	A2110236
Price	\$899,000
Sold Price	\$890,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,254
Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	328 Coulee Ridge Drive Sw
Subdivision	NONE
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 0T2

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Single Garage Attached

Waterfront	Pond
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Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Creek/River/Stream/Pond, See Remarks
Roof	Asphalt Shingle
Construction	Other, Stucco
Foundation	ICF Block

Additional Information

Date Listed	February 26th, 2024
Date Sold	May 10th, 2024
Days on Market	74
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET REAL ESTATE
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