# \$774,900 - 26 Stratton Mews Se, Medicine Hat

MLS® #A2145746

## \$774,900

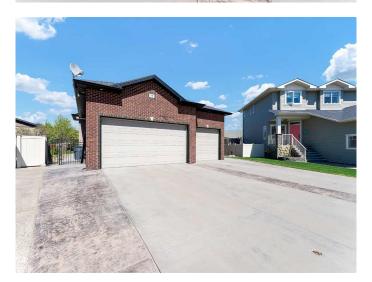
4 Bedroom, 3.00 Bathroom, 1,881 sqft Residential on 0.11 Acres

SE Southridge, Medicine Hat, Alberta

From the moment that you pull up to this executive bungalow, you will appreciate the quality of workmanship, finishes, and clever design of this rare to find property. Upon entering the home, the large fover leads to a front office/den, and the open floor plan upstairs. Hardwood floors, high end laminate, and heated porcelain bathroom tiles, line this 1881 sf 1st floor, while fresh contemporary colors grace the walls, hunter Douglas blinds dress the windows, and impeccably maintained finishes, appliances, and fixtures, set the rest of the scene. The kitchen has an abundance of cupboards, multiple shelved pantry, beautiful granite countertops (found throughout the home on all vanities!), functional island with seating, and a dining area to accommodate large family gatherings that leads to the covered deck with gourmet natural gas BBQ and remote shade. The main floor living room has a gas fireplace and room for entertaining and a large TV!. The Primary bedroom is 13'8" x 16'2" with a walk in closet, and 5 piece ensuite with custom cabinets, double shower, double sinks, air jet tub, and enclosed water closet. The additional upstairs bedroom has a walk in closet and room for a king bed. The laundry room in this house won't disappoint, and has the same granite countertops as the kitchen and bathrooms, storage closet, cupboards, rod, and front load appliances. Down the curved lit stairs, you will be welcomed by a large wet bar, games room, family room, 2 huge bedrooms with walk ins,







and another luxurious bathroom, and the furnace updated in 2020! Then as if the location, layout, curb appeal interior wasn't enough to sell you, this home has a Triple garage with tall ceilings, mezzanine storage, hot and cold sink, steel work benches, wall mounted cabinets, storage, central vac for vehicle, and room for 1 ton truck! Outside hot and cold taps, RV plug and parking, Hot tub, private yard, under deck storage, 2 sheds, Leaf Filter Gutter protectors, and so much more. Call to view before you miss out!

#### Built in 2008

## **Essential Information**

MLS® # A2145746 Price \$774,900 Sold Price \$735,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,881

Acres 0.11

Year Built 2008

Type Residential Sub-Type Detached

Style Bungalow

Status Sold

# **Community Information**

Address 26 Stratton Mews Se

Subdivision SE Southridge
City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1B0G1

### **Amenities**

Parking Spaces 4

Parking 220 Volt Wiring, Additional Parking, Concrete Driveway, Front Drive,

Garage Door Opener, Heated Garage, RV Access/Parking, Triple

Garage Attached

#### Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity,

Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted

Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window

Coverings

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Barbecue, BBQ gas line, Fire Pit, Lighting, Private Yard, Rain Gutters,

RV Hookup, Storage

Lot Description Back Lane, Cul-De-Sac, Gazebo, Landscaped, Underground Sprinklers,

Private

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 30th, 2024

Date Sold September 23rd, 2024

Days on Market 83

Zoning R-LD HOA Fees 0.00

#### **Listing Details**

Listing Office MAXWELL CANYON CREEK

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