

\$849,900 - 92 Sunset Drive Sw, Medicine Hat

MLS® #A2150258

\$849,900

5 Bedroom, 4.00 Bathroom, 3,232 sqft
Residential on 0.18 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to your dream home in the sought-after Saamis Heights neighborhood! This impressive two-storey residence is the epitome of luxury living, offering ample space for a large family or anyone who values the finer things in life, especially an exceptional outdoor oasis. As you step inside the spacious entry, you'll be greeted by an executive-style office with French doors, bathed in natural light, perfect for those who appreciate a tranquil work environment. Hardwood floors guide you through the main level, where you'll find a seamless flow and layout that's ideal for both everyday living and entertaining. The heart of the home, the kitchen, is a chef's delight, flooded with light and equipped with everything you could desire. Prepare gourmet meals on the gas stove, admire the stainless-steel appliances, including the innovative Samsung fridge with an interactive Wi-Fi panel, ensuring you never forget a grocery item again! A walk-through pantry adds convenience, while quartz countertops and recent professional updates elevate the space to perfection. Upstairs, discover an oversized bonus room, perfect for kids' playtime or as a second office, workout area or movie and gaming space. Wide hallways lead to three generous sized bedrooms, including the luxurious primary suite featuring a balcony overlooking the yard, a five-piece ensuite with double vanity, glass shower, and soaking tub, plus a walk-in closet with laundry chute and custom organizers. This home is light and



bright and will never leave you or your family feeling crowded. The lower level is fully developed with cushiony new carpeting, two additional huge bedrooms, a large family room, and a four-piece bath, providing endless possibilities for relaxation and recreation. Step outside into your private outdoor oasis, complete with a covered deck featuring a 90% windproof screen and circulation fans, allowing you to enjoy the fresh air in comfort. The fully landscaped yard boasts mature vegetation, and the highlight is a pergola area with a custom crafted, grand outdoor fireplace, perfect for creating cherished family memories year-round. Lots of beautiful stonework throughout, string lighting, and a sturdy custom-built shed add to the perfection of this backyard retreat. Additional features include a double attached heated garage with ample shelving, a laundry chute from the primary bedroom, stairwell lighting, and a quiet location that offers the perfect retreat from the hustle and bustle of everyday life. Some updates include 50-year shingles (2020), new central a/c (2023), custom blinds, newer appliances, doors and most windows (2020) and more! Don't miss your chance to own this meticulously crafted home that has left no detail overlooked. It's more than just a home; it's a haven designed to last a lifetime. Schedule your private showing today and start living the lifestyle you've always dreamed of!

Built in 2004

Essential Information

MLS® #	A2150258
Price	\$849,900
Sold Price	\$800,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	3,232
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	92 Sunset Drive Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4T8

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Masonry, Outside, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Back Lane, Back Yard, Landscaped, Underground Sprinklers, Yard Lights, Treed

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 2nd, 2024
Days on Market	15
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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