

\$619,900 - 73 Sunwood Crescent Sw, Medicine Hat

MLS® #A2156866

\$619,900

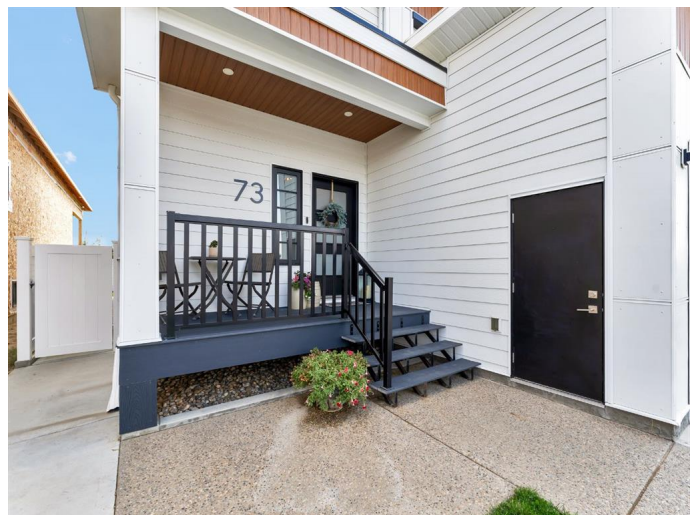
4 Bedroom, 4.00 Bathroom, 1,675 sqft

Residential on 0.09 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to Medicine Hat's first Net Zero home! This unique custom Bosch Home was featured in the 2019 Parade of Homes and not a single detail was missed in the planning and execution of this stunning, modern 2 storey. On the surface, the quality and care that went into all the finishes is evident, while behind the scenes there is so much more than meets the eye!

This home is a Net Zero home, which means it's designed to be capable of producing as much energy as it consumes over the course of a year. Double studded 12 inch exterior walls (giving you twice as much insulation as a standard home), triple pane windows, insulated concrete form foundation, and under slab insulation are just a few of the many features that make this home extremely energy efficient – approximately 70% more efficient than the average new home. The energy consumption of this home is so low that with the use of an energy monitoring system and conservative usage, it can be offset with the energy produced by the solar panels on the roof. There is no gas line supplied to this property and it runs entirely on electric energy. It is currently home to a family of 6 and the total electricity bill for the entire year of 2023 was \$625! The upper floor boasts 3 bedrooms, laundry and a small flex space that could be used as an office or play space. The main floor hosts a simple yet elegant design that makes the kitchen and living area comfortable and inviting while maintaining a luxury vibe. A



spacious mud room, complete with 2 piece bathroom, leads out to a heated garage where youâ€™ll find your own electric car charger. Enjoy movie nights with your family in the theatre style media room on the lower level. This level also hosts a 4th bedroom, full bathroom, storage and utility rooms. Many of the homes features are conveniently controlled from one centrally located panel. Adjust the heating and cooling systems as well as control your lights, speakers and even your blinds! You can also track your energy production and consumption! And let's not forget about location! It backs on to a green belt and is close to schools, a water park and trail system. This home is truly one of a kind! Contact your favourite REALTOR® today to book a private viewing!

Built in 2019

Essential Information

MLS® #	A2156866
Price	\$619,900
Sold Price	\$612,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,675
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	73 Sunwood Crescent Sw
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Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B0R5

Amenities

Parking Spaces	3
Parking	Driveway, In Garage Electric Vehicle Charging Station(s), Heated Garage, Single Garage Attached

Interior

Interior Features	Central Vacuum, Smart Home
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Bar Fridge
Heating	Forced Air, Electric, Heat Pump, Solar
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Greenbelt
Roof	Asphalt Shingle
Construction	Mixed
Foundation	ICF Block

Additional Information

Date Listed	August 13th, 2024
Date Sold	October 4th, 2024
Days on Market	52
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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