

\$649,000 - 252 Seven Persons Drive Sw, Medicine Hat

MLS® #A2180850

\$649,000

4 Bedroom, 3.00 Bathroom, 2,347 sqft

Residential on 0.17 Acres

SW Southridge, Medicine Hat, Alberta

CHECK OUT THIS INCREDIBLE COVETED VIEW FROM THIS GORGEOUS HOME, WITH LARGE OUTDOOR POOL, BIG PRIVATE YARD, AND MANY UPDATES THROUGHOUT! Featuring 4 Bedrooms, 3 Full bathrooms and amazing common space!! This unique layout is perfect for families and entertaining!! The soaring ceilings with stunning beams are a focal point, buyers will adore this open and airy space, the family room enjoys a gorgeous stone fireplace, vaulted ceilings, full bar and access to the covered deck with fire table this is the perfect place to take in the stunning view...this will become your happy place to throw parties, or enjoy family time together. The living room and kitchen are all filled with natural light and enjoy the luxury of classic and durable hardwood floors. The kitchen has been well designed with a substantial pantry, plenty of cupboards, stone countertops, dining area, and full appliance package and direct views to the pool to take in all the fun!! The garden doors from the dining area lead to a perfect spot for gym equipment, a sitting room, playroom, or indoor/outdoor space, this sunroom will become one of your favourite spaces. The generous bedroom on the main floor could easily be used as the primary bedroom or a dream guest room next to shower/washroom with direct pool access, both with views onto the spectacular backyard, with hook ups for laundry making it convenient, the laundry can easily be put to the lower level as there are



secondary hookups available. Downstairs, this home enjoys a HUGE storage area, den/office, laundry, and sauna; this is your retreat, your wellness space! The double attached garage is heated and can fit two vehicles, and storage shelves. HOMES LIKE THIS ARE A RARE FIND ON THE MARKET...SOUTHRIDGE LOCATION CLOSE TO ALL AMENITIES, WELL DESIGNED 2 STOREY SPLIT WITH OVER 2300 SF OF LIVING SPACE, VIEWS OF THE UNIQUE COULEE, IN GROUND HEATED POOL WITH LARGE YARD, AT A COMPETITIVE PRICE! Book your viewing today before you miss out on the chance to own your own piece of paradise!

Built in 1978

Essential Information

MLS® #	A2180850
Price	\$649,000
Sold Price	\$595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,347
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	252 Seven Persons Drive Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta

Postal Code T1B 2C9

Amenities

Parking Spaces 4

Parking Double Garage Attached, He

Interior

Interior Features No Animal Home, No Smo
Remarks, Breakfast Bar,
Features, Dry Bar, Granit
Storage, Vaulted Ceiling(s), V

Appliances Central Air Conditioner, C
Cooktop, Microwave Hood Fa

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Gas Starter, W

Has Basement Yes

Basement Finished, See Remarks, Wall



Exterior

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve,
Greenbelt, Low Maintenance Landscape, Landscaped, Pie Shaped Lot,
Underground Sprinklers, Views

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 22nd, 2024

Date Sold January 28th, 2025

Days on Market 65

Zoning R-LD

HOA Fees 0.00

Listing Details

Listing Office CIR REALTY

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