

# **\$879,900 - 111 Sundance Road Sw, Medicine Hat**

MLS® #A2189688

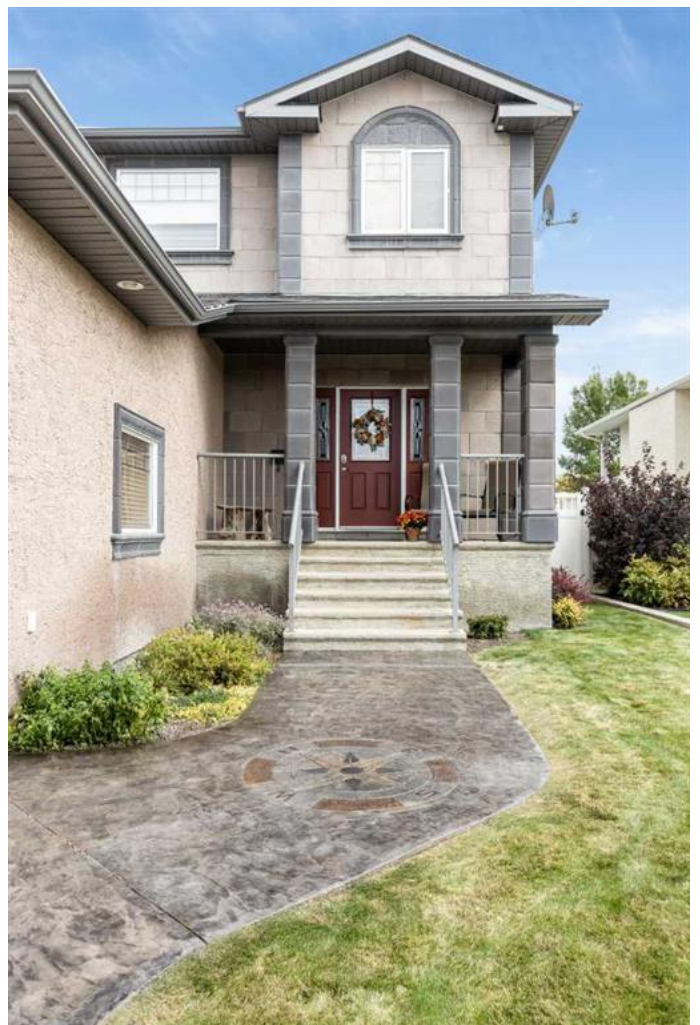
**\$879,900**

4 Bedroom, 4.00 Bathroom, 2,062 sqft

Residential on 0.20 Acres

SW Southridge, Medicine Hat, Alberta

Fresh new price! Welcome to your dream home in the highly desirable SW Southridge neighborhood. This stunning 2 Story, 4 bedroom, 3.5 bathroom home combines modern upgrades with thoughtful design to offer the ultimate turnkey experience. As you step inside, you'll be greeted by an open and inviting living space, seamlessly connecting the kitchen, dining area, and living room. The recently renovated kitchen is a chef's delight, with new custom kitchen cabinetry, new countertops, a large island, and a convenient walkthrough butler's pantry. Entertain or enjoy family meals in the spacious dining area, and step out onto the covered deck directly from the kitchen, where you can enjoy outdoor dining or a quiet morning coffee. The main floor also features a 2 piece bathroom and direct access to the triple-car garage, providing plenty of room for vehicles and storage. Upstairs, the primary suite is a true retreat, complete with a walk-in closet and a luxurious 4 piece ensuite with an impressive, oversized shower. Also on the upper level, you'll find two additional bedrooms, a cozy office nook, a convenient laundry room, and a well-appointed 4 piece bathroom. The newly renovated basement offers a perfect space for relaxation and entertainment, featuring new vinyl flooring, plush carpet, and custom cabinetry in the theatre room. The lower level includes a fourth bedroom, a 4-piece bathroom, and a rec room with a dry bar, ideal for movie nights or game day gatherings. The



beautifully landscaped backyard is designed for relaxation and fun, featuring a hot tub and a covered deck. There is also ample space for RV parking in the back of the house, making it ideal for recreational vehicles or extra storage. The front walkway and driveway are finished with beautiful coloured stamped concrete, adding to the home's curb appeal and charm. Notable upgrades include new custom kitchen cabinetry, new countertops, a stylish kitchen backsplash, updated flooring on the main floor and lower level, a newly remodelled ensuite in the primary bedroom, new carpet on the stairs and throughout the upstairs level, new bathrooms on the main level and the second level. This exceptional home is ready for you to move in and start making memories. Don't miss your chance to own this perfect family home in SW Southridge!

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2189688    |
| Price          | \$879,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,062       |
| Acres          | 0.20        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 111 Sundance Road Sw |
| Subdivision | SW Southridge        |

|             |              |
|-------------|--------------|
| City        | Medicine Hat |
| County      | Medicine Hat |
| Province    | Alberta      |
| Postal Code | T1B4V1       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |



### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                       |
| Appliances        | Central Air Conditioner, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Freezer, Garburator |
| Heating           | Forced Air                                                                                                        |
| Cooling           | Central Air                                                                                                       |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Gas                                                                                                               |
| Has Basement      | Yes                                                                                                               |
| Basement          | Finished, Full                                                                                                    |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | BBQ gas line                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame                                   |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 98                 |
| Zoning         | R-LD               |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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