# \$614,900 - 31 Sage Close Se, Medicine Hat

MLS® #A2203827

### \$614,900

5 Bedroom, 4.00 Bathroom, 2,109 sqft Residential on 0.18 Acres

SE Southridge, Medicine Hat, Alberta

Welcome to your forever home! Nestled in the mature area of SE Southridge, this beautifully updated property is ideally located near schools, parks, and playgrounds, making it perfect for a growing family with a total of 5 bedrooms, an office and 4 bathrooms. Offering over 2,100 square feet of living space, the home has been thoughtfully renovated and is ready for its next family to move in and make memories. The main floor greets you with fresh laminate flooring throughout creating a bright and welcoming atmosphere. A spacious living room with a vaulted ceiling flows seamlessly into the kitchen and dining areas. The kitchen boasts stylish granite countertops, ample counter space, abundant cabinetry, and an island perfect for meal prep or entertaining guests. The adjacent dining room opens to a new maintenance-free back deck, ideal for outdoor gatherings. A cozy family room with a corner gas fireplace offers a warm retreat, and the main floor also includes a laundry room, a 2-piece powder room, and a generous office/den. Throughout the home, you'll appreciate the new vinyl windows with magic screens. Upstairs, you'll find a loft area, a 4-piece bathroom, and three bedrooms, including the luxurious primary suite. The primary bedroom features a large walk-in closet and a 5-piece ensuite with double sinks, a jetted tub, and a walk-in shower. The fully finished basement includes a large family room, another 4-piece bathroom, and two additional bedrooms. The home is complete





with a 24 x 24 heated attached garage, RV parking (big enought to fit a 40 foot unit!), and sits on a spacious corner lot. With everything already updated, there's nothing left to do but move in and enjoy!

#### Built in 1998

#### **Essential Information**

MLS® # A2203827 Price \$614,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,109 Acres 0.18 Year Built 1998

Type Residential Sub-Type Detached

Style 2 Storey Split

Status Active

# **Community Information**

Address 31 Sage Close Se
Subdivision SE Southridge
City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1B4H5

#### **Amenities**

Parking Spaces 5

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen

Island, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows

Appliances Central Air Conditioner, Dis

Range Hood, Refrigerator, St

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Landscaped, Lawn, Street Lighting, Corner Lot,

**Underground Sprinklers** 

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 19th, 2025

Days on Market 35

Zoning R-LD

## **Listing Details**

Listing Office SOURCE 1 REALTY CORP.

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