

# **\$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, youâ€™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 butlerâ€™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, youâ€™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	Microwave, Refrigerator, Stove(s), Washer/Dryer, Central Air Conditioner, Freezer, Garburator, Microwave Hood Fan
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	87
Zoning	R-LD

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.