

# \$577,500 - 49 Sierra Green Sw, Medicine Hat

MLS® #A2210595

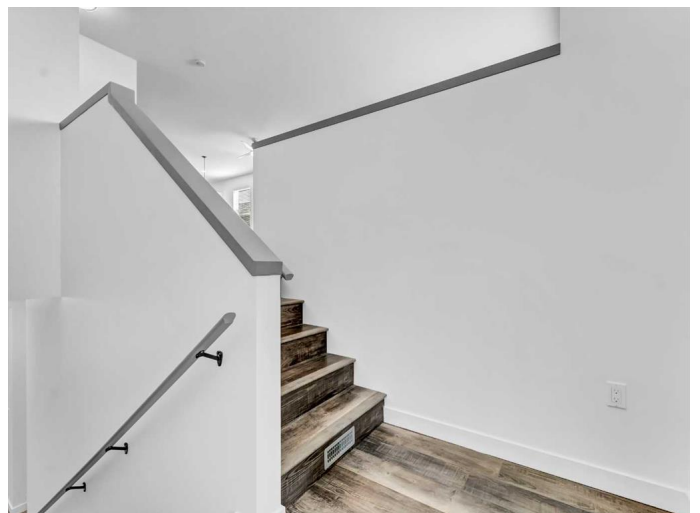
**\$577,500**

3 Bedroom, 4.00 Bathroom, 1,827 sqft  
Residential on 0.12 Acres

SW Southridge, Medicine Hat, Alberta

Modern Bi-Level Beauty with Income Potential & Greenspace Views! Step into this standout bi-level home that combines modern style with smart, functional design. The open-concept main floor is bright and inviting, featuring a spacious living room, a generously sized dining area, and a stunning kitchen complete with a center island, sleek white cabinetry, stainless steel appliances, and a convenient pantry. A versatile nook offers the perfect space for a home office, playroom, or gym, and a 2-piece powder room completes the main level. Downstairs, you'll find two well-appointed bedrooms, each with its own walk-in closet and private 4-piece ensuite—an ideal layout for privacy and comfort. The lower level also includes laundry for added convenience. The true showstopper is the self-contained suite located above the attached double garage. This stylish and private space boasts its own beautiful kitchen, a spacious living/dining area, a large bedroom with walk-in closet, laundry, and a 4-piece bathroom. It's perfect for guests, a rental opportunity, or a home-based business. Enjoy low-maintenance living with professionally zero-scaped landscaping and take in serene views of the greenspace just across the street. This one-of-a-kind home offers flexibility, functionality, and modern elegance—inside and out. Average utilities are \$355/month.

Built in 2021



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210595    |
| Price          | \$577,500   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,827       |
| Acres          | 0.12        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 49 Sierra Green Sw |
| Subdivision | SW Southridge      |
| City        | Medicine Hat       |
| County      | Medicine Hat       |
| Province    | Alberta            |
| Postal Code | T1B 0R5            |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Double Garage Attached, Garage Faces Rear |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | Central Air                                                                                                                |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Back Lane, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                      |
| Construction    | Wood Frame                           |
| Foundation      | Poured Concrete                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 10               |
| Zoning         | R-LD             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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