

# \$619,500 - 8 Sundance Close Sw, Medicine Hat

MLS® #A2226608

## \$619,500

4 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.16 Acres

SW Southridge, Medicine Hat, Alberta

This exquisite raised walkout bungalow is perfectly situated on a tranquil court, featuring a stunning stone and stucco maintenance-free exterior that exudes curb appeal. With a double attached finished garage, plus RV parking, this home is ideal for those seeking both style and practicality.

Step inside to discover an open and bright floor plan that welcomes you with natural light. The interior boasts newer paint throughout, and plentiful windows adorned with Hunter Douglas window coverings. Enjoy the spaciousness created by 9-foot ceilings on both levels, creating an airy and inviting ambiance.

The main floor features a cozy living room highlighted by a charming gas fireplace-perfect for relaxing evenings. You'll find two comfortable bedrooms, including a primary bedroom that offers a luxurious full ensuite with a corner tub, a walk-in closet, and ample space to unwind. A second full bath serves the main floor, making it convenient for guests and family.

The heart of the home is the gourmet kitchen, complete with a full stainless steel appliance package, a walk-in pantry, and a center island with extra seating-ideal for entertaining. It seamlessly opens to the eating area, which provides access to a covered patio surrounded by privacy glass, offering a serene space to enjoy your morning coffee or dine alfresco. Descend to the lower walkout level to find two



more spacious bedrooms, a full bath, and a large family room perfect for gatherings or movie nights. This versatile space is designed for your comfort and enjoyment.

The backyard is a true oasis, fully fenced with maintenance-free vinyl fencing, beautifully landscaped with well-established trees and lush green grass. Enjoy effortless outdoor living with underground sprinklers on timers, along with a patio area that is half covered and half open, perfect for both sunshine and shade.

Recent updates include newer shingles & garage doors and meticulous maintenance throughout, showcasing undeniable pride of ownership. Every detail has been carefully considered to ensure a welcoming and functional home.

Don't miss the chance to make this beautifully cared for raised walkout bungalow your own. Schedule a viewing today and experience the perfect combination of luxury and comfort in a peaceful setting!

Built in 2004

**Essential Information**

MLS® #	A2226608
Price	\$619,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,286
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	8 Sundance Close Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4V5

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	23
Zoning	R-LD

### **Listing Details**

Listing Office	SOURCE 1 REALTY CORP.
----------------	-----------------------

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.