

# \$599,900 - 31 Sage Close Se, Medicine Hat

MLS® #A2203827

**\$599,900**

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 enough 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	\$599,900
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, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Granite Counters, Jetted Tub
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Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove
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, Corner Lot, Landscaped, Lawn, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	44
Zoning	R-LD

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
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