

246 Somerset Road SE  
Medicine Hat, Alberta

MLS # A2247032



**\$625,000**

<b>Division:</b>	Southland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,616 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, window coverings, hot tub, garage heater, a/c, garage control and remote, otr microwave, attached fixtures, tv wall mount basement, wall mount in bedroom & tv in bedroom

Step into this fully developed, move-in ready family home and instantly feel "at home." A grand entrance welcomes you into the open-concept main floor, where a spacious living room flows seamlessly into a beautifully finished kitchen. Here you'll find an abundance of cabinets, ample counter space, and a corner pantry—perfect for the family chef. The adjoining dining area is generous in size, ideal for hosting family gatherings and entertaining friends. Just around the corner, a convenient 2-piece bathroom and a combined laundry/mudroom with built-in locker space lead directly to the finished triple-car garage. Upstairs, the primary suite offers a true retreat with a 4-piece ensuite featuring a corner soaker tub and separate stand-alone shower, along with an impressively large walk-in closet. Two additional bedrooms and another full 4-piece bathroom to complete the upper level. The basement is an entertainer's dream with a spacious family room, custom bar with a kegerator, an additional bedroom, 3-piece bathroom, and plenty of storage. Step outside to a backyard designed for both relaxation and fun. A partially covered deck overlooks the yard, complete with underground sprinklers connected to Bluetooth for easy care. Around the corner, a concrete patio with a hot tub, along with a back entrance to the garage. Lovingly maintained in a fantastic neighbourhood, this home is ready for its next chapter. Move in this fall and enjoy prairie sunsets, modern comforts, and plenty of space for the whole family.