

# \$729,900 - 70 Sundance Road Sw, Medicine Hat

MLS® #A2256292

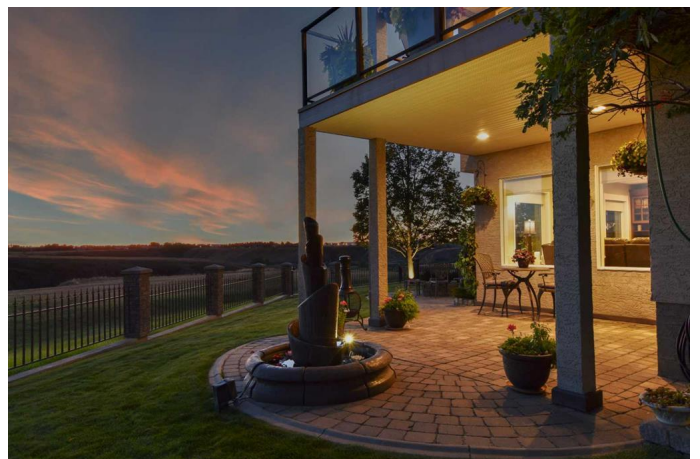
**\$729,900**

3 Bedroom, 3.00 Bathroom, 1,342 sqft

Residential on 0.12 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to this beautifully maintained walkout bungalow, ideally located in the highly sought-after Southridge community. From the moment you arrive, you'll notice the pride of ownership throughout this high-end home, designed to showcase comfort, style, and those breathtaking coulee views. You are greeted by an inviting open-concept layout with soaring vaulted ceilings and fresh paint that gives the entire home a bright, modern feel. The spacious kitchen has been thoughtfully updated with new countertops, backsplash, sink, and taps, while the adjoining living area is framed by large windows that flood the space with natural light. Whether you're entertaining or enjoying a quiet evening, the view is always the star. Step out onto the upstairs balcony and take in the sweeping landscape, the ideal spot for morning coffee or summer sunsets. The main-level primary suite is a true retreat, offering ample room to unwind. The ensuite has been beautifully refreshed with new countertops, mirrors, sinks, taps, and blinds, creating a spa-like feel that elevates your everyday routine. Completing the main floor is a large office, 1/2 bathroom and laundry room. The walkout lower level provides even more living space, featuring a cozy family room, a versatile dining or games area, two additional bedrooms, and a full four-piece bathroom. Perfect for hosting guests or giving everyone their own space. From here, step directly out into the backyard, where you'll find a



covered patio, a firepit area, and a beautifully landscaped yard, all set against the backdrop of the coulee. It's the perfect combination of relaxation and outdoor enjoyment. Complete with a double attached garage and a long list of tasteful updates (new shingles in May 2025), this home offers the ideal blend of functionality and elegance in one of Southridge's most desirable locations.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256292    |
| Price          | \$729,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,342       |
| Acres          | 0.12        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 70 Sundance Road Sw |
| Subdivision | SW Southridge       |
| City        | Medicine Hat        |
| County      | Medicine Hat        |
| Province    | Alberta             |
| Postal Code | T1B4V1              |

**Amenities**

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

## Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                             |
| Heating           | Forced Air                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                                              |
| Fireplaces        | Basement, Gas, Living Room                                                                                                                     |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Finished, Full, Walk-Out                                                                                                                       |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                            |
| Lot Description   | No Neighbours Behind, Private, Underground Sprinklers, Views |
| Roof              | Asphalt                                                      |
| Construction      | Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | R-LD                 |

## Listing Details

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

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