



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

39 Sierra Road SW
Medicine Hat, Alberta

MLS # A2192133



\$629,900

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | SW Southridge | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,339 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Standard Shaped Lot | | |

| | | | |
|-------------|---|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry, Walk-In Closet(s) | | |

Inclusions: Air conditioner - central, garage door opener + remote

Be the first to call this stunning new walkout bungalow your home, located in the highly sought-after Sierra neighborhood. Built by New Tab Homes Ltd and DP76 Construction, this property offers a perfect blend of modern style and functionality. Spanning 1,339 sq ft, the open-concept design features 10-foot ceilings that create a bright, airy atmosphere. The living, dining, and kitchen areas flow seamlessly, ideal for everyday living and entertaining. The living room includes a cozy fireplace and sliding doors leading to a spacious covered deck. The kitchen boasts a large center island, ample counter space, and a corner pantry. The main floor also offers a laundry room with a sink, a 4-piece bathroom, and two bedrooms, including a primary suite with a walk-in closet and luxurious 4-piece ensuite with double sinks and a glass shower. The walkout basement features a sprawling family room with access to a lower covered patio, two additional bedrooms, a 4-piece bathroom, and extra storage in the furnace room. A double attached garage and spacious driveway provide plenty of parking.