



614 Ross Glen Drive SE, Medicine Hat, Alberta - \$819,900



Main Photo

Property Description

Welcome to this exceptional, custom-built home, lovingly maintained by its original owners. Offering approximately 4,500 square feet across three thoughtfully designed levels, this home blends timeless craftsmanship with extensive modern updates. Built with a highly efficient Cano wall system, the home features 6-inch walls with studs set flat & Styrofoam insulation between—eliminating direct contact between studs & the exterior to reduce thermal transfer. The all-brick exterior is paired with a durable concrete tile roof, metal-clad windows, & siding, making this property virtually maintenance-free. Comfort & efficiency are prioritized with two high-efficiency furnaces & main floor A/C installed in 2012/2013, & new upstairs A/C unit added in 2022. Two hot water tanks were installed in 2014 & additional features include a water softener and reverse osmosis drinking water system. Inside, the home offers four beautifully appointed bathrooms—two with tub/shower combos, one with a standalone shower, & a luxurious master ensuite featuring a steam shower, separate tub, heated tile floors, & double vanity.



sinks. Three of the four toilets are newly installed with soft-close lids. Four fireplaces—one wood-burning & three gas—add ambiance & warmth, each controlled by wall thermostats. A sweeping curved staircase from Artistic Stairs anchors the foyer, leading to spacious living areas. The open-concept den/sitting room includes a balcony, while a bonus room above the garage currently serves as a playroom. Upstairs bedrooms feature built-in desks with lighting. Thoughtful additions include a laundry chute, LED lighting throughout with updated plugs & switches, an intercom system with remote front door access, & lift-off interior door hinges for convenience.

The fully finished basement includes a second full kitchen, an exercise room with mirrored walls, & a unique cold storage room designed with a 2'x4' earthen floor & exterior vent.

The oversized triple garage includes three large doors, a gas heater, & ample storage. The cement floor has color & hardener applied for durability.

The updated kitchen is a chef's dream, complete with a new Blanco silgranit sink, motion sensor Moen tap, second prep sink with garburator, Viking gas cooktop with griddle, Bosch oven & dishwasher, trash compactor, warming/proofer drawer, under-cabinet lighting, five added slide-out trays, new quartz countertops, new tile backsplash, soft-close cabinetry, & a new bar fridge. A foot-operated sweep vacuum adds extra convenience.

Outdoor living is equally impressive. The fully fenced yard includes a stamped concrete patio (2019) with pergola and Wi-Fi lights, a new storage shed (2019), & a 2023 vinyl fence on one side. Wi-Fi-enabled u/g sprinklers make yard maintenance effortless. The sunroom, built in 1994, houses a 14' swim-spa and sweeping coulee views. This meticulously maintained and impressively upgraded home is a rare find, offering efficiency, luxury, and thoughtful design throughout.

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