



## 38 Rossland Crescent SE, Medicine Hat, Alberta - \$519,000



Main Photo

### Property Description

#### A Rare Gem: The Perfect Family Bungalow Awaits

Step into a truly exceptional family home—where timeless brick charm meets modern comfort and every detail is designed for lasting memories. Nestled in one of Medicine Hat's most sought-after neighborhoods, this meticulously maintained bungalow is a rare opportunity for families seeking both sophistication and warmth.

#### Why You'll Love This Home:

**5 Spacious Bedrooms:** Enjoy the convenience of three main-floor bedrooms, including a generous primary suite with double closets and a private ensuite—your personal sanctuary.



Sun-Drenched Living Areas: Gather in the stunning sunken living room, complete with a cozy fireplace, or host unforgettable dinners in the elegant dining space.

Inviting Eat-In Kitchen: Perfect for family breakfasts and casual meals, this kitchen is both functional and welcoming.

Main Floor Laundry: Streamline your daily routine with laundry right where you need it.

All-Season Sunroom: Relax in the fully insulated, window-wrapped sunroom—your peaceful retreat for morning coffee or evening sunsets, no matter the season.

Expansive Downstairs Retreat: The lower level offers a spacious family room with a bar and fireplace, space for an extra bedroom, or potential summer kitchen (roughed in plumbing), a walk-out basement, and abundant storage—ideal for family movie nights or entertaining guests.

Private Outdoor Oasis: Professionally landscaped with stunning stonework, the backyard is perfect for summer gatherings, gardening, or simply unwinding in your own green sanctuary.

Double Attached Garage: Ample parking and extra storage make life easy and organized.

Thoughtfully updated with newer windows and lovingly cared for, this home is move-in ready—offering the rare combination of classic elegance, modern updates such as vinyl windows, updated exterior doors, high efficient furnaces, new carpet in most of the basement rooms, and a layout tailored for today's busy families.

Homes like this don't come along often. Don't miss your chance to claim this one-of-a-kind property for your family

## REALTOR Referral

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