

\$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
Zoning	R-LD

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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