

# \$570,000 - 31 Sage Close Se, Medicine Hat

MLS® #A2232909

**\$570,000**

5 Bedroom, 4.00 Bathroom, 2,043 sqft

Residential on 0.18 Acres

SE Southridge, Medicine Hat, Alberta

Tucked away on a spacious corner lot in the heart of Southridge, this beautifully renovated home offers the perfect blend of comfort, style, and functionality. With 5 bedrooms, 4 bathrooms, a dedicated office, and a location that puts you steps away from schools, parks, walking paths, playgrounds, convenience stores, ball diamonds, even a toboggan hill - this is the ideal haven for a growing family. Step inside and you'll be greeted by vaulted ceilings, a bright open-concept layout, and newer laminate flooring (2024) that flows throughout the main floor. The kitchen features classic oak cabinetry, white granite countertops, a walk-in pantry, under cabinet lighting, and a large central island that seamlessly connects to the dining and living spaces—perfect for entertaining while you cook. You can cozy up on a colder day in the main floor living room, complete with a gas fireplace insert. Throughout the main and upper levels, you'll find updated interior doors, and updated windows equipped with Magic Screens for maximum convenience and airflow. The upstairs bathrooms have also been thoughtfully renovated with quartz countertops and modern vanities for a clean, stylish finish. Outside, enjoy a maintenance-free back deck overlooking a charming stone walkway, firepit, and a backyard full of possibilities. Whether you're hosting summer BBQs or relaxing under the stars, this outdoor space is ready to become your personal retreat. And let's



not forget the extras: a 24' x 24' heated attached garage, RV parking big enough for a 40-foot unit, a wide driveway and ample yard space thanks to the generous corner lot. With major updates already done, all thatâ€™s left is to move in and make it yours. Donâ€™t miss this rare opportunity to own a turn-key home in one of the cityâ€™s most desirable family neighbourhoods!

Built in 1998

**Essential Information**

MLS® #	A2232909
Price	\$570,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,043
Acres	0.18
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	31 Sage Close Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4H5

**Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking, RV Gated

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Granite Countertops, Quartz Counters, Vaulted Ceilings

Appliances Dryer, Electric Stove, Microwave

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Courtyard, Fire Pit, Private Yard

Lot Description Irregular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete



## Additional Information

Date Listed June 20th, 2025

Days on Market 11

Zoning LD-R

## Listing Details

Listing Office 2 PERCENT REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.