

\$499,000 - 38 Rossland Crescent Se, Medicine Hat

MLS® #A2252734

\$499,000

5 Bedroom, 3.00 Bathroom, 1,547 sqft

Residential on 0.17 Acres

Ross Glen, Medicine Hat, Alberta

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

Built in 1979

Essential Information

MLS® #	A2252734
Price	\$499,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,547
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	38 Rossland Crescent Se
Subdivision	Ross Glen
City	Medicine Hat

County	Medicine Hat
Province	Alberta
Postal Code	T1B2B6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, French Door
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Microwave Hood Fan, Washer, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Family Room, Glass Doors, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	60
Zoning	R-LD

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.