

**28 Saamis Close SW  
Medicine Hat, Alberta**

**MLS # A2279365**



**\$399,900**

|                  |                                 |                               |
|------------------|---------------------------------|-------------------------------|
| <b>Division:</b> | SW Southridge                   |                               |
| <b>Type:</b>     | Residential/Duplex              |                               |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |                               |
| <b>Size:</b>     | 1,762 sq.ft.                    | <b>Age:</b> 2007 (19 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> 3 full / 1 half |
| <b>Garage:</b>   | Double Garage Attached          |                               |
| <b>Lot Size:</b> | 0.00 Acre                       |                               |
| <b>Lot Feat:</b> | Landscaped                      |                               |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Central, Fireplace(s), Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 275 |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding   | <b>Zoning:</b>    | R MD   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

Popular 2 Storey WALKOUT built by Remcon Builders. The home boasts a large entry way, hardwood floors, a spacious living room, with gas fireplace & an open kitchen that makes this home ideal for entertaining. There is a good size eating area, pantry & island. Upstairs there are 3 good sized bedrooms with the master bedroom having a 4 piece ensuite bathroom. Enjoy the main floor laundry & large covered deck overlooking the landscaped backyard with a view to the right. Downstairs there is a family room, large 4th bedroom and 4 piece bath and ample storage. Add to this a double attached garage. Excellent value for this WALKOUT. Best part is you don't shovel or cut the grass. Call today.