

# \$644,900 - 102 Sundown Road Sw, Medicine Hat

MLS® #A2242517

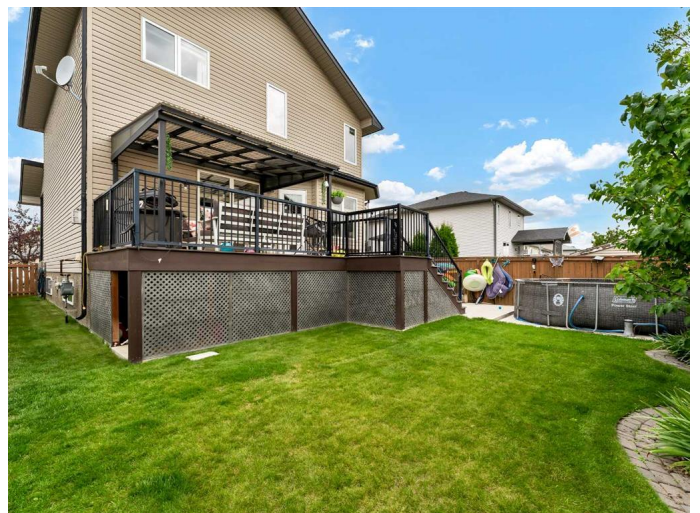
**\$644,900**

4 Bedroom, 4.00 Bathroom, 2,090 sqft

Residential on 0.10 Acres

SE Southridge, Medicine Hat, Alberta

Step into exceptional comfort and thoughtful design in this beautifully maintained, custom Kenco-built home featuring rich hardwood floors, 9'™ ceilings, and 3 zone heating. The open-concept main floor showcases a recently renovated kitchen with gorgeous stained maple cabinets, premium quartz countertops, modern backsplash, reverse osmosis water filtration, stainless steel appliances, and a large island—all just steps from the spacious dining area and cozy living room with a gas fireplace. Perfect for entertaining or relaxing with family. A bright main-floor office, powder room, and a convenient laundry room complete this level. Upstairs, you'll find a versatile bonus room, three generous bedrooms, and two beautifully updated bathrooms, including a primary suite featuring a huge walk-in closet and a spa-like ensuite fully remodeled in 2023. The ensuite includes a standalone tub, tiled shower, new vanity, and modern vinyl flooring. A standout feature is the laundry chute from the ensuite directly to the laundry room—one of the seller's personal favorites! The fully developed basement adds even more space and function with a fourth bedroom, another full bathroom with heated floors and a large walk-in shower, and a spacious family room perfect for movie nights in your home theatre complete with built-in speakers and a cozy three-way gas fireplace. The wet bar area features matching cabinetry and ample storage—ideal for entertaining, an in-law suite, or a private space



for a teenager or young adult. Step outside to enjoy your fully fenced and landscaped backyard, featuring underground sprinklers, a low-maintenance Trex composite deck, gas BBQ hookup, and a cement pad pre-wired for a hot tub. A custom ¾" water line is perfect for filling a pool or flooding a backyard ice rink in winter. For the energy-conscious buyer, this home comes equipped with a large solar panel system (13.12 kW, 32 panels) installed in 2023 and currently producing an average of \$200/month in energy savings. Best of all, the system will be fully paid off upon sale—giving you years of future savings. Completed by a spacious heated double attached garage, this home combines quality construction, energy efficiency, and thoughtful upgrades—all in a family-friendly layout. There's truly nothing left to do but move in and enjoy. Call your favorite agent and book your showing today!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242517    |
| Price          | \$644,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,090       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 102 Sundown Road Sw |
| Subdivision | SE Southridge       |

|             |              |
|-------------|--------------|
| City        | Medicine Hat |
| County      | Medicine Hat |
| Province    | Alberta      |
| Postal Code | T1B4W8       |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 4                                                        |
| Parking        | Concrete Driveway, Double Garage Attached, Heated Garage |
| # of Garages   | 2                                                        |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                             |
| Heating           | Forced Air, Natural Gas, Zoned                                                                                                                    |
| Cooling           | Central Air                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                 |
| Fireplaces        | Family Room, Gas, Living Room                                                                                                                     |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                    |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | BBQ gas line, Storage                         |
| Lot Description   | Back Lane, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 5                |
| Zoning         | R-LD             |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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