

# \$639,900 - 39 Sierra Road Sw, Medicine Hat

MLS® #A2192133

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,339 sqft  
Residential on 0.08 Acres

SW Southridge, Medicine Hat, Alberta

Be the first to call this stunning new walkout bungalow your home, located in the highly sought-after Sierra neighborhood. Built by New Tab Homes Ltd and DP76 Construction, this property offers a perfect blend of modern style and functionality. With an expected completion date of May 2025, there's still time to customize the finishes to suit your personal taste. Spanning 1,339 sq ft, the open-concept design features 10-foot ceilings that create a bright, airy atmosphere. The living, dining, and kitchen areas flow seamlessly, ideal for everyday living and entertaining. The living room includes a cozy fireplace and sliding doors leading to a spacious covered deck. The kitchen boasts a large center island, ample counter space, and a corner pantry. The main floor also offers a laundry room with a sink, a 4-piece bathroom, and two bedrooms, including a primary suite with a walk-in closet and luxurious 4-piece ensuite with double sinks and a glass shower. The walkout basement features a sprawling family room with access to a lower covered patio, two additional bedrooms, a 4-piece bathroom, and extra storage in the furnace room. A double attached garage and spacious driveway provide plenty of parking. RMS square footage is based on builder plans. \*\*\*Note: Photos are similar to 35 Sierra Rd SW and represent the mirrored floorplan of this home\*\*\*

Built in 2025



## Essential Information

MLS® #	A2192133
Price	\$639,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,339
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	39 Sierra Road Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4Y6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

## Interior

Interior Features	Kitchen Island, Walk-In Closet(s), Pantry
Appliances	Garage Control(s), Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

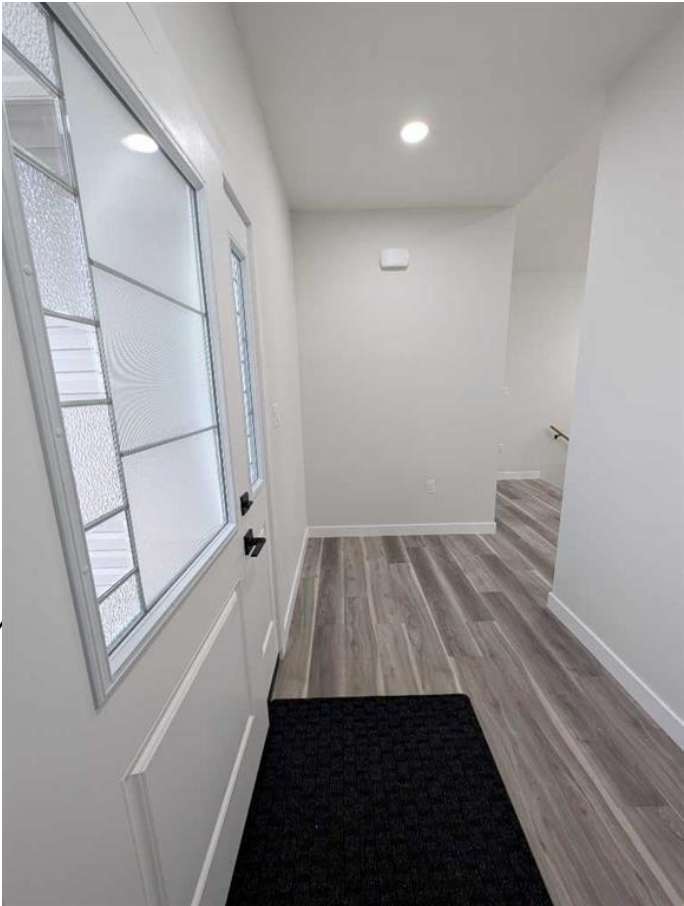
Exterior Features	None
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 3rd, 2025
Days on Market	94
Zoning	R-LD

**Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY
----------------	------------------------



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.