

\$499,900 - 12 Rossland Court Se, Medicine Hat

MLS® #A2192342

\$499,900

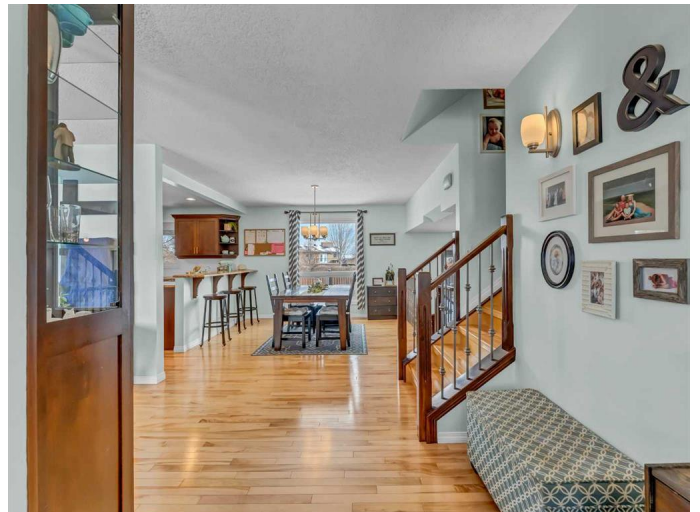
4 Bedroom, 4.00 Bathroom, 1,678 sqft
Residential on 0.08 Acres

Ross Glen, Medicine Hat, Alberta

Nestled in a quiet Ross Glen court, this attractive family home is situated on a spacious pie-shaped lot that backs onto a serene greenbelt. Thoughtfully designed with the growing family in mind, this home offers a warm and inviting atmosphere, enhanced by an abundance of natural light and a seamless open-concept layout.

Upon entering, you'll be welcomed by the cozy charm of the main floor, where a comfortable family room flows effortlessly into the beautifully appointed kitchen and dining area. A chef's dream, the kitchen is adorned with finely finished details, including an abundance of cabinetry, sleek granite countertops, and ample space for meal preparation. The adjoining dining space is generously sized, providing the perfect setting for hosting family gatherings and special occasions.

Just a few steps down from the main floor, the sunken sitting room offers a cozy retreat, complete with a gas fireplace and a door that will lead you to the backyard. This level also provides access to the attached garage, convenient main-floor laundry, a 3 pc bathroom just awaiting your finishing touches, and a versatile bedroom addition with its own entrance around the corner to the backyard. Whether used as a guest suite, home office, or creative studio, this space offers endless possibilities.



Upstairs, the home continues to impress with three well-appointed bedrooms, including a spacious primary suite. This serene retreat accommodates a king-size bed and highlights a private balcony with picturesque views, perfect for enjoying your morning coffee. This space is completed with a 2 pc ensuite and a 4 pc bathroom for the convenience of the 2 other bedrooms.

Adding even more value to this home, the fully developed basement provides additional living space. Currently set up as a family and games room area, with the option to create a fifth bedroom, this space offers flexibility to suit your family's needs. Also features a 2 pc bathroom, and an abundance of storage space that has been setup as a charming little nook that is the perfect play area for children.

The backyard is truly a highlight of this property. Expansive, fully fenced, and beautifully landscaped with underground sprinklers, it provides a private oasis with direct access to a peaceful greenbelt and playground. Whether you're enjoying outdoor activities, gardening, or simply relaxing, this backyard is designed to be enjoyed.

This home is ideally located just steps from scenic walking trails along the coulees, as well as schools, shopping, and easy highway access. Recent upgrades include mostly newer doors and windows, a well-maintained roof, and meticulously cared for throughout. With great neighbours, space for RV parking, and endless charm, this home is a must-see. Book your showing today!

Built in 1979

Essential Information

MLS® #	A2192342
Price	\$499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,678
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	12 Rossland Court Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 2M2

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Other
Heating	Forced Air, Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Irregular Lot, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 3rd, 2025
Days on Market	36
Zoning	R-LD

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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