

# **\$399,900 - 59 Saamis Rotary Way Sw, Medicine Hat**

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MLS® #A2226546

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,184 sqft

Residential on 0.08 Acres

SW Southridge, Medicine Hat, Alberta

There is something to be said about a smart, functional layout that isn't cookie cutter and boring, and well - this is that. Welcome to 59 Saamis Rotary Way , a super well thought out bi-level in a really great neighbourhood. From the curb, the home is as cute as a button and totally unassuming, until you step inside to the almost 1,200 square feet of main floor living space, you'll be surprised at the room you have. The living and kitchen set up is fluid, and has an almost hybrid open concept with a great flow to the space. Through the kitchen to the back of the home you'll find the 2 bedrooms upstairs, with your primary featuring a 4-piece ensuite. Downstairs is the real winner here, with the tall ceilings and large windows helping your basement feel like another main floor. You have another bedroom and full bathroom in the basement, plus a large rec area with a wet bar that is set up perfectly for those movie nights at home or watching the big game with the pals! With direct access to a covered deck and large yard from the back of the house, and only steps from schools and one of our cities best playgrounds, location also can't be overlooked. Book your showing today, come see what this beauty has to offer!

Built in 2005

## **Essential Information**

MLS® #

A2226546



|                |             |
|----------------|-------------|
| Price          | \$399,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,184       |
| Acres          | 0.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 59 Saamis Rotary Way Sw |
| Subdivision | SW Southridge           |
| City        | Medicine Hat            |
| County      | Medicine Hat            |
| Province    | Alberta                 |
| Postal Code | T1B4Y8                  |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Bar                      |
| Appliances        | Dishwasher, Washer/Dryer |
| Heating           | Forced Air               |
| Cooling           | Central Air              |
| Has Basement      | Yes                      |
| Basement          | Finished, Full           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### Additional Information

Date Listed May 31st, 2025

Days on Market 20

Zoning R-LD

### **Listing Details**

Listing Office REAL BROKER



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