

# \$829,900 - 247 Sierra Road Sw, Medicine Hat

MLS® #A2243814

**\$829,900**

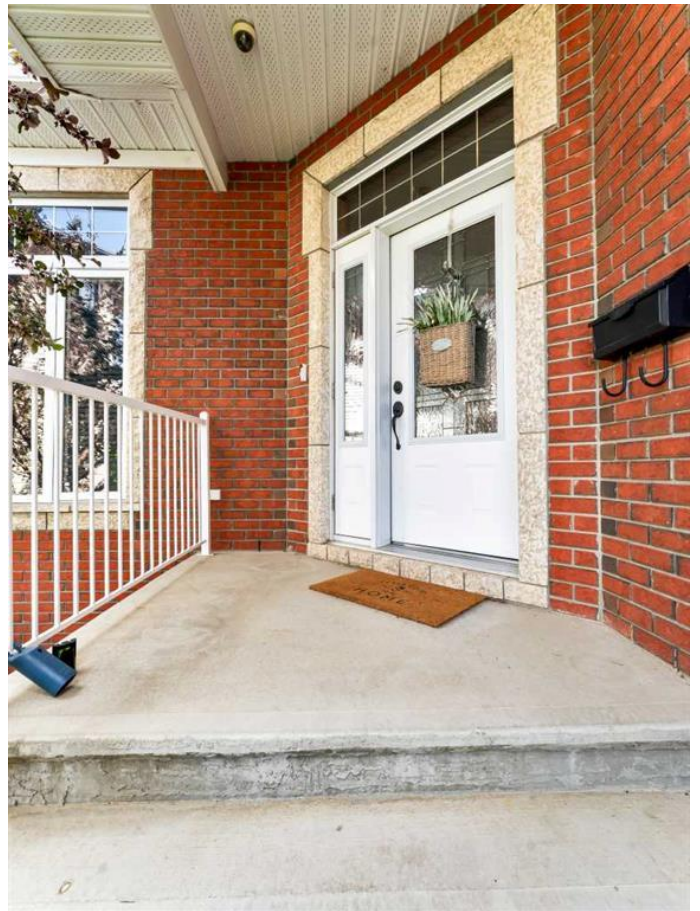
4 Bedroom, 3.00 Bathroom, 1,840 sqft

Residential on 0.11 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to 247 Sierra Road SW, a home that exudes beauty and elegance from the moment you arrive. Set in a peaceful and private location, this stunning property offers a seamless blend of classic craftsmanship and modern luxury, thoughtfully designed to elevate everyday living.

Step inside to an inviting open-concept main floor where tall ceilings and generous natural light create an airy, welcoming atmosphere. Just off the foyer, a beautifully designed office space offers warmth and charm with its rich natural wood French doors and stunning beamed ceiling, making it an ideal setting for focused work or quiet retreat. The main living area is anchored by a custom feature wall with elegant built-in shelving, adding both style and function. Flowing effortlessly into the heart of the home, the chef-inspired kitchen is sure to impress with its illuminated cabinetry, generous island with seating, ambient lighting throughout, and a walk-in pantry for added convenience. A custom-built arch over the stove adds a refined architectural touch, while the adjacent dining area opens to the spacious rear deck—perfect for morning coffees, outdoor entertaining, or simply soaking in the peaceful views of the open land beyond. The primary bedroom on the main floor is a true sanctuary, complete with private access to the deck—ideal for relaxing at sunrise or sunset. The accompanying spa-like ensuite is thoughtfully appointed with a luxurious jetted soaking tub, a walk-in shower, private water



closet, dual vanities, and a spacious walk-in closet, offering a tranquil space to unwind in both comfort and style. Graceful archways throughout the main level enhance the home's architectural elegance. Also on this level are a stylish powder room, a well-equipped laundry room with electric hookups, and convenient access to the garage via a functional mudroom area. Descend the wide staircase to a fully finished lower level designed for both relaxation and entertainment. The expansive family room provides ample space for lounging, kids to play, or hosting guests, while a sleek wet bar sits perfectly in the corner, ready for game nights or celebrations. A dedicated theatre room with a built in screen offers the perfect spot for cozy movie nights or cinematic experiences at home. Three generously sized bedrooms and a full four piece bathroom complete the lower level, offering privacy and space for family or guests. Outside, the yard is just as exceptional as the interior. With no rear neighbors and expansive views of open land, the outdoor space is private, peaceful, and full of opportunity. Whether you're enjoying quiet evenings around a fire, watching the kids or dogs play, hosting friends on the patio, or parking your RV with ease, the yard is designed for both enjoyment and practicality. 247 Sierra Road SW is more than a home—it's a serene, well-crafted oasis where every detail has been thoughtfully considered. From its refined interior features to its spacious, private outdoor setting.

Built in 2006

### **Essential Information**

MLS® #	A2243814
Price	\$829,900
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,840
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	247 Sierra Road Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4Y6

## Amenities

Parking Spaces	3
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, RV Access/Parking, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dryer, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R-LD

**Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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