# \$499,000 - 38 Rossland Crescent Se, Medicine Hat

MLS® #A2252734

# \$499,000

5 Bedroom, 3.00 Bathroom, 1,547 sqft Residential on 0.17 Acres

Ross Glen, Medicine Hat, Alberta

A Rare Gem: The Perfect Family Bungalow Awaits

Step into a truly exceptional family homeâ€"where timeless brick charm meets modern comfort and every detail is designed for lasting memories. Nestled in one of Medicine Hat's most sought-after neighborhoods, this meticulously maintained bungalow is a rare opportunity for families seeking both sophistication and warmth. Why You'II Love This Home: 5 Spacious Bedrooms: Enjoy the convenience of three main-floor bedrooms, including a generous primary suite with double closets and a private ensuiteâ€"your personal sanctuary.

Sun-Drenched Living Areas: Gather in the stunning sunken living room, complete with a cozy fireplace, or host unforgettable dinners in the elegant dining space.

Inviting Eat-In Kitchen: Perfect for family breakfasts and casual meals, this kitchen is both functional and welcoming.

Main Floor Laundry: Streamline your daily routine with laundry right where you need it. All-Season Sunroom: Relax in the fully insulated, window-wrapped sunroomâ€"your peaceful retreat for morning coffee or evening sunsets, no matter the season.

Expansive Downstairs Retreat: The lower level offers a spacious family room with a bar and fireplace, space for an extra bedroom, or potential summer kitchen (roughed in plumbing), a walk-out basement, and







abundant storageâ€"ideal for family movie nights or entertaining guests.

Private Outdoor Oasis: Professionally landscaped with stunning stonework, the backyard is perfect for summer gatherings, gardening, or simply unwinding in your own green sanctuary.

Double Attached Garage: Ample parking and extra storage make life easy and organized. Thoughtfully updated with newer windows and lovingly cared for, this home is move-in readyâ€"offering the rare combination of classic elegance, modern updates such as vinyl windows, updated exterior doors, high efficient furnaces, new carpet in most of the basement rooms, and a layout tailored for today's busy families.

Homes like this don't come along often. Don't miss your chance to claim this one-of-a-kind property for your family

Built in 1979

## **Essential Information**

MLS® # A2252734 Price \$499,000

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,547 Acres 0.17

Year Built 1979

Type Residential

Sub-Type Detached Style Bungalow

Status Active

# **Community Information**

Address 38 Rossland Crescent Se

Subdivision Ross Glen

City Medicine Hat

County Medicine Hat

Province Alberta
Postal Code T1B2B6

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, No Animal

Home, No Smoking Home, Separate Entrance, Vinyl Windows, French

Door

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave Hood Fan, Washer, Bar Fridge, Double Oven

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Living Room, Wood Burning, Family Room, Glass Doors, Mantle

Has Basement Yes

Basement Full

## **Exterior**

Exterior Features Private Yard, Fire Pit, Storage

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed September 4th, 2025

Days on Market 53

Zoning R-LD

# **Listing Details**

Listing Office CIR REALTY

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