

\$749,900 - 86 Sundance Road Sw, Medicine Hat

MLS® #A2263238

\$749,900

3 Bedroom, 3.00 Bathroom, 1,432 sqft
Residential on 0.15 Acres

SW Southridge, Medicine Hat, Alberta

This executive-style walkout bungalow is a showstopper, offering breathtaking coulee and sunset views that captivate you from the moment you step through the entryway. The open-concept design allows sightlines through every angle of the home, drawing your eye straight to the stunning scenery beyond. Vaulted ceilings, expansive windows, and natural light define the main floor, creating an airy, luxurious atmosphere. The living room showcases a gas fireplace with stone accent, framed by sunlight, while a feature black wood accent wall ties beautifully with the black granite surfaces carried throughout the kitchen and ensuite. The kitchen is both stylish and functional, featuring a large island, corner pantry, stainless steel appliance package, and sleek custom cabinetry. The dining area flows seamlessly onto the covered back deck that spans the width of the home—perfect for soaking in the panoramic views. The primary suite offers deck access, a spa-inspired five-piece ensuite with porcelain tile and granite finishes, and a generous walk-in closet. A den off the front entry, main floor laundry, and a two-piece powder room add everyday convenience to this level. Downstairs, the fully finished walkout basement features an illuminated staircase, two spacious bedrooms, a four-piece bath, and an inviting family area with expansive windows overlooking the beautifully landscaped, fenced yard. Outside, the stucco and stone exterior, manicured foliage, and vibrant flowers elevate the



home’s impressive curb appeal. The heated garage with epoxy flooring adds a touch of practicality and polish. With countless updates—including windows, doors, appliances, paint, blinds, kitchen, bathrooms and more —this home blends modern elegance with timeless design. Situated in a quiet neighborhood near parks, schools, and walking trails, this property is stunning, sophisticated, and truly one-of-a-kind. This home won’t last long!

Built in 2004

Essential Information

MLS® #	A2263238
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	86 Sundance Road Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 4V1

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage

	Faces Front, Heated Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	10
Zoning	R-LD

Listing Details

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

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.