

\$640,000 - 75 Sunset Road Sw, Medicine Hat

MLS® #A2269348

\$640,000

4 Bedroom, 3.00 Bathroom, 1,550 sqft
Residential on 0.12 Acres

SW Southridge, Medicine Hat, Alberta

Welcome to 75 Sunset Road SW—an immaculate 4 bed, 3 bath walkout bungalow on a prime corner lot in one of SW Southridge’s most walkable neighbourhoods. From the moment you arrive, the curb appeal stands out with tasteful stucco and stone accents, and a unique dual-garage setup: a 22x24 double garage with access from Sierra Drive and a 12x27 single garage with an oversized 10’™ door and high ceiling off Sunset Road—perfect for car enthusiasts, hobbyists, or those needing extra storage. Step inside to a bright and welcoming living room with vaulted ceilings, arched feature window, and 9 ft ceilings throughout. The layout flows seamlessly into the dining area and renovated kitchen (2021), featuring timeless white cabinetry, granite countertops, island with seating, pantry, and over-cabinet + ledge lighting for added ambiance. From the dining space, step out onto the covered deck and take in the coulee views! The main floor offers two spacious bedrooms, both with walk-in closets, including the Primary Suite with deck access, and a luxurious 5 pc ensuite featuring a jetted tub, shower, and dual vanity. A full 4 pc bathroom and laundry room with cabinetry complete the main level. Downstairs, the fully finished walkout basement offers incredible space and flexibility. Enjoy a large rec room with gas fireplace, wet bar, in-floor heating, and built-in features throughout. You’ll also find two additional bedrooms with walk-in closets, and a 4 pc bathroom.



Outside, enjoy a low-maintenance, partially fenced yard with UG sprinklers, stamped concrete patio, and built-in flower beds. With coulee-view walking paths, playgrounds, and Southridge amenities just minutes away, youâ€™re going to love calling this welcoming neighbourhood home.

Built in 2006

Essential Information

MLS® #	A2269348
Price	\$640,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,550
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	75 Sunset Road Sw
Subdivision	SW Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4T2

Amenities

Parking Spaces	8
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity,
-------------------	--

	Granite Counters, Jetted Tub, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	1
Zoning	R-LD

Listing Details

Listing Office	CIR 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.