

# \$525,500 - 50 Sage Close Se, Medicine Hat

MLS® #A2263567

**\$525,500**

5 Bedroom, 4.00 Bathroom, 1,706 sqft

Residential on 0.14 Acres

SE Southridge, Medicine Hat, Alberta

Step inside this beautifully renovated Southridge home, where every detail has been thoughtfully updated for modern family living. The open, inviting layout is filled with natural light and stylish finishes that bring warmth and personality to every room. The spacious front foyer opens into a bright living room with soaring vaulted ceilings and a cozy gas fireplace - the perfect space for family movie nights or gatherings with friends. Just off the main living area is a versatile den that can easily function as a kids's™ playroom, home office, or peaceful reading room. The kitchen is designed to impress and perform complete with quartz countertops, sleek cabinetry, open shelving, and a large island with a solid wood prep surface that's™ perfect for baking days or quick breakfasts before school. The adjacent dining area leads out to a covered patio and a large fenced backyard, a dream setup for barbecues, outdoor play, and evenings under the lights.

A well-appointed laundry/mudroom with built-in cubbies, drawers, and hooks keeps everyone organized right off the main level entryway, while the heated double garage offers plenty of room for vehicles, sports gear, or workshop space. Upstairs is home to 3 bedrooms, with the primary featuring a walk-in closet and 3 piece en suite bathroom. There is also a conveniently located 4 piece bathroom on the upstairs level as well. Downstairs you will find a spacious living room, a 4th AND 5th bedroom, as well as another 4 piece



bathroom. Outside, youâ€™ll find RV parking (front driveway), underground sprinklers, and a mature yard complete with a fully fenced backyard with hot tub area and plenty of room to enjoy the space. Located in a lovely area of Southridge, this home is close to schools, parks, shopping, restaurants, and all of the amenities Medicine Hat has to offer. If youâ€™ve been searching for a home that combines style, comfort, and function for family life, this one truly delivers. Book your private showing today and discover why this Southridge gem feels like home.

Built in 1997

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2263567          |
| Price          | \$525,500         |
| Bedrooms       | 5                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,706             |
| Acres          | 0.14              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 50 Sage Close Se |
| Subdivision | SE Southridge    |
| City        | Medicine Hat     |
| County      | Medicine Hat     |
| Province    | Alberta          |
| Postal Code | T1B4H7           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | No Smoking Home, Open Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Washer                |
| Heating           | Forced Air                                        |
| Cooling           | Central Air                                       |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Gas                                               |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Back Yard, Corner Lot, Front |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding                 |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-LD               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|



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