

12 Redwood Way SE  
Medicine Hat, Alberta

MLS # A2264466

\$585,000

|           |                            |        |                   |
|-----------|----------------------------|--------|-------------------|
| Division: | Ross Glen                  |        |                   |
| Type:     | Residential/House          |        |                   |
| Style:    | 2 Storey                   |        |                   |
| Size:     | 2,299 sq.ft.               | Age:   | 1988 (37 yrs old) |
| Beds:     | 4                          | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached     |        |                   |
| Lot Size: | 0.19 Acre                  |        |                   |
| Lot Feat: | Cul-De-Sac, Pie Shaped Lot |        |                   |

|             |                                              |            |      |
|-------------|----------------------------------------------|------------|------|
| Heating:    | Forced Air                                   | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile                         | Sewer:     | -    |
| Roof:       | Asphalt                                      | Condo Fee: | -    |
| Basement:   | Full                                         | LLD:       | -    |
| Exterior:   | Brick, Stucco                                | Zoning:    | R-LD |
| Foundation: | Poured Concrete                              | Utilities: | -    |
| Features:   | High Ceilings, Natural Woodwork, See Remarks |            |      |

Inclusions: NA

Welcome to 12 Redwood Way, tucked away in the heart of Ross Glen, one of Medicine Hat's favourite family neighbourhoods. Set on a quiet court surrounded by mature trees and well-kept homes, this spacious 2 storey offers over 2,299 sq ft of inviting living space designed for family life and entertaining alike. Step inside to a bright, open entry with soaring ceilings and a grand staircase that sets the tone for the home's character and warmth. The main floor features two comfortable living areas, one with a cozy natural gas fireplace, creating perfect spaces to relax or host family gatherings. The kitchen is filled with natural light and opens to a welcoming dining area and a beautiful sunroom overlooking the backyard. A convenient main floor laundry adds ease to daily living. Upstairs you'll find three generous bedrooms, including a large primary suite with a private ensuite bath. The fully developed basement extends the living space with a family room featuring a second gas fireplace, a fourth bedroom, and a full bathroom, perfect for guests or teens. Outside, enjoy a covered deck overlooking a generous, fully fenced yard with underground sprinklers, mature landscaping, and plenty of room to play or garden. The bonus outbuilding offers endless possibilities, whether for hobbies, storage, or a future studio. Additional highlights include central vacuum, two entrances into the attached garage, and the comfort of on-demand hot water. With parks, schools, and walking paths nearby, this beautiful Ross Glen home combines space, comfort, and convenience in a setting that truly feels like home.