

# **\$839,900 - 614 Ross Glen Drive Se, Medicine Hat**

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MLS® #A2232481

**\$839,900**

5 Bedroom, 4.00 Bathroom, 2,977 sqft  
Residential on 0.16 Acres

Ross Glen, Medicine Hat, Alberta

Welcome to this exceptional, custom-built home, lovingly maintained by its original owners. Offering approximately 4,500 square feet across three thoughtfully designed levels, this home blends timeless craftsmanship with extensive modern updates. Built with a highly efficient Cano wall system, the home features 6-inch walls with studs set flat & Styrofoam insulation betweenâ€”eliminating direct contact between studs & the exterior to reduce thermal transfer. The all-brick exterior is paired with a durable concrete tile roof, metal-clad windows, & siding, making this property virtually maintenance-free.

Comfort & efficiency are prioritized with two high-efficiency furnaces & main floor A/C installed in 2012/2013, & new upstairs A/C unit added in 2022. Two hot water tanks were installed in 2014 & additional features include a water softener and reverse osmosis drinking water system. Inside, the home offers four beautifully appointed bathroomsâ€”two with tub/shower combos, one with a standalone shower, & a luxurious master ensuite featuring a steam shower, separate tub, heated tile floors, & double vanity sinks. Three of the four toilets are newly installed with soft-close lids. Four fireplacesâ€”one wood-burning & three gasâ€”add ambiance & warmth, each controlled by wall thermostats. A sweeping curved staircase from Artistic Stairs anchors the foyer, leading to spacious living areas. The open-concept den/sitting room includes a balcony, while a bonus room above the garage



currently serves as a playroom. Upstairs bedrooms feature built-in desks with lighting. Thoughtful additions include a laundry chute, LED lighting throughout with updated plugs & switches, an intercom system with remote front door access, & lift-off interior door hinges for convenience.

The fully finished basement includes a second full kitchen, an exercise room with mirrored walls, & a unique cold storage room designed with a 2'x4' earthen floor & exterior vent.

The oversized triple garage includes three large doors, a gas heater, & ample storage. The cement floor has color & hardener applied for durability.

The updated kitchen is a chef's dream, complete with a new Blanco silgranit sink, motion sensor Moen tap, second prep sink with garburator, Viking gas cooktop with griddle, Bosch oven & dishwasher, trash compactor, warming/proofing drawer, under-cabinet lighting, five added slide-out trays, new quartz countertops, new tile backsplash, soft-close cabinetry, & a new bar fridge. A foot-operated sweep vacuum adds extra convenience.

Outdoor living is equally impressive. The fully fenced yard includes a stamped concrete patio (2019) with pergola and Wi-Fi lights, a new storage shed (2019), & a 2023 vinyl fence on one side. Wi-Fi-enabled u/g sprinklers make yard maintenance effortless. The sunroom, built in 1994, houses a 14' swim-spa and sweeping coulee views. This meticulously maintained and impressively upgraded home is a rare find, offering efficiency, luxury, and thoughtful design throughout.

Built in 1984

## Essential Information

MLS® #	A2232481
Price	\$839,900

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,977
Acres	0.16
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	614 Ross Glen Drive Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 3X4

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer/Dryer, Water Softener, Window Coverings, Warming Drawer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Mixed
Has Basement	Yes
Basement	Finished, Full

### Exterior



Exterior Features	None
Lot Description	Back Yard, Conservation, Front Yard, Interior Lot, Landscaped, Level, No Neighbours Behind, Street Lighting, Underground Sprinklers
Roof	Clay Tile
Construction	Concrete, Wood Frame
Foundation	Poured Concrete, See Remarks

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	55
Zoning	R-LD

### **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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