

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

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

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|--------|-----------|
| 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

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|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 41 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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