

\$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

| | |
|--------|-----------|
| 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, Warming Drawer, Washer/Dryer, Water Softener, Window Coverings |
| 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, Front Yard, Interior Lot, Landscaped, Level, No Neighbours Behind, Street Lighting, Underground Sprinklers, Conservation |
| Roof | Clay Tile |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete, See Remarks |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 22 |
| Zoning | R-LD |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.