



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**29 Cunliffe Crescent SE
Medicine Hat, Alberta**

MLS # A2229205



\$374,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,218 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: stove, fridge x2, dishwasher built-in, hood fan, washer & dryer, stove (downstairs- AS IS), shed, garage door opener +remote, window coverings, under ground sprinklers, central air conditioner, ceiling fans x2

Welcome to this fully developed bungalow, ideally situated on a spacious lot directly across from a park. This well maintained home features 2+1 bedrooms, 2 bathrooms & 1,218 sqft. The main floor boasts an open concept layout, including a bright living area and a functional kitchen/dining space with access to the covered deck and large backyard—complete with underground sprinklers and a handy storage shed. 2 bedrooms including the primary bedroom had a 2-piece ensuite that has been converted to main floor laundry. The fully finished basement includes a summer kitchen, a third bedroom, laundry space, a 4-piece bathroom, a cozy family room, and an additional space perfect for a home office or den. Additional highlights include a single attached garage, driveway parking, and a beautifully landscaped yard. Recent upgrades include triple-glazed windows (2024), new shingles (2020), and a hot water tank (2023). Immediate possession available!