



GRASSROOTS
REALTY GROUP

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**58 Cottonwood Court SW
Medicine Hat, Alberta**

MLS # A2230631



\$628,500

Division:	Cottonwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,415 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Rectangular Lot, See Remarks, Undergarment		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: C/A, Fridge, gas stove, B/I dishwasher, B/I microwave, central vac, water softener, Bsmt fridge, Bsmt stove, Bsmt microwave, washer, dryer, UGS's, waterlines to flower beds, custom window coverings/blinds, garage door opener, 2 remotes

IMMACULATE IS THE PERFECT WORD TO DESCRIBE THIS METICULOUSLY MAINTAINED 5 BEDROOM (2+3) 3 BATH HOME! This 1415 SQ FT RAISED BUNGALOW HAS AN ATTACHED 24X26 GARAGE, RV PARKING AND A SUMMER KITCHEN (OR COULD BE AN AWESOME WET BAR)! This beautiful raised bungalow is built with ICF construction, insulated concrete forms, and the walls are 11 3/4" with a R factor of R50. The large Low E windows allow in tons of natural light throughout the home along with the GORGEOUS CUSTOM BLINDS that accentuate the living space. The main floor has vinyl plank throughout as well as a spacious living room with vaulted ceilings and a gas fireplace, while the kitchen boasts tons of pristine cabinets/counter space, stainless steel appliances, gas stove and a large island with eating bar! The spacious dining area allows for lots of family and friends to gather around while the door to the deck is conveniently located next to it ! The large UPDATED 4 PCE main bath looks fabulous! Primary bedroom offers a large "walk in closet, plus a 4 pc ensuite, & the good sized second bedroom on this level has lots of space (currently used for an office) Completing the main floor is the large mudroom with 2 closets, and plenty of room for a potential main floor laundry! There are 3 more LARGE bedrooms in the finished basement, one has a walk in closet, and the HUGE WINDOWS make it easy to forget that it's the lower level! The fully equipped summer kitchen could easily be a huge wet bar, and the expansive living room allows for lots of space for entertaining family and friends. There's a super spacious 3 PCE bath with sizeable walk-in shower (NEW IN 2023) on this level. Tons of storage, plus a finished laundry room with 2 sinks and a long metal folding table! The full sized

stacked washer and dryer can be easily changed to sit beside each other by taking out the removable/false walls that are enclosing them. 24x26 attached garage is insulated, 220 wiring and has a NEW HEATER IN 2024! And don't forget the RV PARKING ! UPDATES ALSO INCLUDE: SHINGLES & EAVES 2017, Vinyl plank flooring in 2021, newer HWT, pot lights, Solid oak treads on basement stairs in 2020, raised toilets in the upstairs bathrooms, gas fireplace maintenance and cleaning done in 2024. ROOM IN THE BACKYARD FOR AN ADDITIONAL GARAGE!! Enjoy your summer nights on the large partially covered deck that boasts a gasline to BBQ and has enclosed storage underneath (on concrete and with a light), and new deck stairs. It is also easy to add a hot tub as it is wired and ready for one (it even has it's own box outside and all permitted!) The underground sprinklers mean easy summer care, and the water lines in the flower beds are a bonus! THIS IS THE ONE YOU HAVE BEEN WAITING FOR! Call today!!