



GRASSROOTS
REALTY GROUP

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

**52 Cypress Way SE
Medicine Hat, Alberta**

MLS # A2230670



\$404,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,081 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, stove, dishwasher, all window coverings, ceiling fan, washer, dryer, 2 sheds, garage heater, a/c unit, hot tub, all pool and hot tub accessories, garage door remote, microwave with hood fan, central vac rough-in, green house, portable fountain.

Want to go for a swim? This move-in-ready Bi-Level has an OUTDOOR POOL ! Picture yourself after a hot summer day retreating to the cool water of your very own private swimming pool. Or, if you just want to soak a bit , you can have a nice sit in the HOT TUB. Located on a quiet Cul-de-sac close to everything (schools, shopping, restaurants , professional services) This 5 bedroom / 2 bathroom home has had many updates on the inside as well . The kitchen has been re-done , the downstairs bathroom has been completely renovated , the upstairs bathroom has been updated too! . Great layout ; There are 3 bedrooms up. The main floor kitchen / dining / living area flows together nicely , and leads out to shady covered deck overlooking a beautiful backyard with 2 sheds, a lower patio area , and an abundance of fruit trees and plants. (Plum , Cherry , Grapes , and 2 varieties of Raspberries !) The lower level has 2 additional bedrooms, a spacious family room , the combined utility / laundry room, and the second bathroom. The furnace and A/C were new in 2021, new washer and dryer in 2024 , new water heater in 2025. This large lot is also host to a detached double garage as well as a double front driveway. A very nice home in a great location with a great yard at a great price. Have a look then make this your next home !