



GRASSROOTS
REALTY GROUP

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

MLS # A2237758



\$279,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to your dream home nestled in a charming bungalow, perfectly situated in one of the great neighborhoods in town! This delightful residence offers an ideal blend of comfort, convenience, and opportunity, making it the perfect setting for your next chapter. As you step inside this inviting 1200 sq ft haven, you'll immediately be captivated by the spacious living room, bathed in natural light and designed for both relaxation and entertaining. Picture cozy evenings spent with loved ones, laughter echoing off the walls, and memories being created in this warm and welcoming space. The open layout seamlessly connects living, dining, and kitchen areas, inviting you to envision your own personal touch and style. With three generous bedrooms, including a primary suite complete with a convenient half-bath, this home has been designed to accommodate your family's needs. Each room offers ample space and the flexibility to transform them into your perfect sanctuary, whether you envision a serene retreat or a vibrant guest room. The two full bathrooms (1 is downstairs) ensure that everyone has their own space to unwind and refresh, making mornings a breeze. Step outside to discover a single garage with an attached carport, providing not just ample storage but also the convenience of protecting your vehicles from the elements. The backyard is a canvas waiting for your creativity—imagine a serene garden, a play area for children, or the perfect outdoor entertaining space adorned with twinkling lights for gatherings under the stars. The location couldn't be more ideal—just moments away from vibrant shopping destinations, delectable dining options, and delightful parks and the walking/biking trails. Enjoy the ease of suburban living while having all the amenities you desire right at your fingertips. This friendly

neighborhood is not just a place to live; it's a community where you can create lasting connections and make unforgettable memories. With tons of potential, this bungalow invites you to bring your vision to life. Whether you're a first-time buyer looking to settle down or an investor seeking a promising opportunity, this home promises to fulfill your aspirations. Don't miss out on the chance to claim this gem as your own—schedule a visit today and step into a world of possibilities!