



GRASSROOTS
REALTY GROUP

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**44 Valleyview Drive SW
Medicine Hat, Alberta**

MLS # A2238251



\$634,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,880 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Private,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
Inclusions:	N/A		

Welcome to this one-of-a-kind walkout bungalow, perfectly perched to capture sweeping views from its expansive deck. This home offers the best of space, style, and location—with 3+1 spacious bedrooms, 3 full bathrooms, and over 3,000 sq ft of living space designed for comfort and entertaining. Step inside to an open-concept main floor featuring vaulted ceilings with exposed wood beams, creating an airy, rustic elegance. Enjoy cozy evenings by two wood-burning fireplaces—one in the main living area and another in the walkout basement. The bright kitchen opens to a generous dining area and a large deck—perfect for summer BBQs or quiet morning coffee with a view. The primary suite includes ample closet space and ensuite bath, while the walkout level adds flexibility with a guest bedroom, large rec room, sauna, and direct access to a huge sloping yard ideal for gardening, play, or simply enjoying nature. A double attached garage, unique curb appeal, and central location close to schools, parks, and amenities make this a rare opportunity. Don't miss your chance to own this exceptional property!