



**GRASSROOTS**  
REALTY GROUP

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**17 Castelani Crescent SE  
Medicine Hat, Alberta**

**MLS # A2238374**



**\$465,000**

<b>Division:</b>	Crestwood-Norwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Faces Rear, Heated Garage, Ins		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Street Lighting, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, pedestals, ac unit, garage door remote -1, control -1, garage heater, UGS

Welcome to 17 Castelani Crescent, this is truly a beautifully refreshed home that feels brand new. This home has undergone a full interior update with clean, modern finishes and a layout that feels both elevated and functional. From the moment you walk in, you'll notice the bright, airy atmosphere and the fresh scent of a new beginning, creating a space that feels like home. Every inch of this interior has been thoughtfully redesigned with on-trend finishes, updated surfaces, and a color palette that's fresh, modern, and effortlessly inviting. The kitchen offers generous storage, stylish cabinetry, and flows perfectly into the dining area — ideal for casual dinners or hosting friends. Step right out onto the back deck and enjoy your morning coffee while overlooking the spacious private yard. This home features 5 bedrooms and 3 full bathrooms, offering the space and flexibility today's families need. The primary suite includes a sleek 3-piece ensuite, while the lower level features two more bedrooms (one with a walk-in closet), a cozy second living area, a full bath, and a laundry room with additional storage. Located in a quiet, family-friendly neighborhood close to parks, schools, daycares, and amenities. If you're searching for a home that's stylish, fresh, and completely move-in ready, 17 Castelani Crescent is your perfect match.