



**GRASSROOTS**  
REALTY GROUP

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

## 546 Parkview Close NE Medicine Hat, Alberta

**MLS # A2239894**



# \$599,800

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,088 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Heated Garage, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, No Neighbours Behind, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry, Storage, Wet Bar		

**Inclusions:** Fridge, stove, built-in microwave, dishwasher, washer, dryer, garden beds, sound system, central a/c, window coverings, garage door opener + controls

Welcome to 546 Parkview Close NE. This is a truly special home tucked just steps from the river and walking trails, with no neighbours in front or behind. The curb appeal is off the charts with modern siding, hand-picked river rock accents, and a wraparound porch that looks straight out of a magazine. Inside, this two-story home offers over 2,000 sq ft of thoughtfully designed space. The main floor features a bright living room, a formal dining room, and a kitchen that's as functional as it is stylish. It features a corner pantry, tons of cabinet space, a complete appliance package, updated countertops and backsplash, and a casual dining area. You'll also find main floor laundry with a sink and a convenient two-piece bathroom. Upstairs, the primary bedroom includes a walk-in closet and a four-piece ensuite. Two more large bedrooms and another full bathroom complete the upper level. The fully developed basement adds even more living space with a family room, a rec room with a wet bar, a fourth bedroom, and another four-piece bath. The fully fenced backyard is a showstopper with mature perennials, raised garden beds, a patio area, a shed, and a 24x28 heated detached garage with 220V power. Extras include a built-in sound system throughout the home, a high-efficiency furnace and hot water tank, and shingles that were redone just a year ago on the house, shed, and garage. Set just steps from walking paths, trees, and nature, this is a rare and special home you'll want to see in person. Call today to schedule your private viewing!