



GRASSROOTS
REALTY GROUP

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**18 Cook Court SE
Medicine Hat, Alberta**

MLS # A2243884



\$689,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,691 sq.ft.	Age:	1987 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Off Street, RV Access/P		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Underground Sprinklers, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Storage, Walk-In Closet(s)		

Inclusions: Stove, fridge x2, convection oven, microwave hood fan, dishwashe built-in, window coverings, garage door opener + 2 remotes, stand up freezer, underground sprinklers, pool table + accessories, shed, garburator, central air conditioner

Welcome to one of the most breathtaking views in the city! This exceptional 5 bedroom, 3 bathroom bungalow offers 1,691 sq. ft. of beautifully designed living space, perfectly situated on a pie shaped lot in a quiet court. From the moment you step inside, you're greeted by an abundance of natural light and an expansive open concept layout that showcases the panoramic views through oversized windows. The spacious living room effortlessly flows into a large dining area and a cozy sitting area; perfect for entertaining or quiet evenings at home. The kitchen features custom maple cabinetry, granite countertops with a breakfast bar, a walk-in pantry, and stainless steel appliances including a built-in wall convection oven. The bay window above the sink provides a front row seat to the scenic backyard. The primary bedroom offers a large walk-in closet and a 3 piece ensuite, while a charming second bedroom and a stunning main bathroom with a soaker tub round out the main level. You'll also appreciate the convenience of main floor laundry with direct access to the heated 24x26 garage. The fully developed basement is designed for entertaining, with a massive family room split into two inviting zones. On one side, enjoy cozy movie nights; on the other, unwind around the wood burning fireplace or challenge your family to a game of pool. Three generous bedrooms offer ample closet space, one of which includes private access to a full 4 piece bathroom; ideal for guests or teens. Step outside to your private backyard oasis. The upper 12x24 covered deck is perfect for morning coffee, while the lower 12x30 sun deck is made for summer BBQs and evening relaxation. The yard is beautifully landscaped with mature trees and plenty of green space for kids or pets to play. Additional features include a 10x10 storage shed, 12x34 RV parking pad, and underground sprinklers. Shingles

replaced in 2021. Don't miss your chance to own this one-of-a-kind property with unbeatable views and a layout that suits every lifestyle! Plus, enjoy a \$15,000 cashback incentive to complete the stucco to your preference!