



GRASSROOTS
REALTY GROUP

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

MLS # A2248177



\$639,900

Division:	Crestwood-Norwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,763 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	City Lot, Front Yard, Irregular Lot, Lawn, No Neighbours Behind, Pie Shaped		

Heating:	Forced Air, See Remarks	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Central Vacuum, Dry Bar, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: Fridge , gas range, built in oven, dishwasher, garburator, central air, window coverings, central vac and attachments, garage door opener and remote, garage shelving

Lovely 4 bedroom, 3 1/2 bath walkout bungalow with double attached garage with a gorgeous view of the coulees and city. The recently updated kitchen has an abundance of white cabinets, an island, quartz counter tops, pantry, stainless appliances, a gas range stove, and built in oven with plenty of light. A chef's dream! There is a beautifully decorated wood vaulted ceiling above the dining and living area. The sunken living room boasts a cozy wood burning fireplace all with plenty of windows overlooking the sizeable deck and the coulees below. The master bedroom is a nice size with a 3 piece ensuite, a large updated shower, double closets and a beautiful view. Completing the main level is another bedroom, 4-piece bath and main floor laundry along with another bathroom with separate shower and tub. In the lower level you are greeted by a huge family/rec room with a bar of light that has a door to the lower patio/hot tub area. For convenience there is a half bath. There are two additional decent sized bedrooms, one with a walk-in closet and another 4-piece bath with double sinks and quartz countertops. A large storage room and the furnace/utility room complete this level. The double garage is insulated and heated. This amazing home is on a large view lot with underground sprinklers, in a great area close to shopping, schools and bike paths. Updates include mostly newer windows, paint, trim, garage heater, windows added into the garage doors and more! Text or call today for your viewing!