



GRASSROOTS
REALTY GROUP

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**35 Park Meadows Place SE
Medicine Hat, Alberta**

MLS # A2248230



\$599,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,184 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, Pantry		

Inclusions: NONE

Welcome this phenomenal 2 storey property back on a huge green space at a Cul De Sac where is one of the best locations in Medicine Hat. This property boasting 3243sf of fully developed living space on a 7954sf lot. Updates: new carpets in the basement, retreated hardwood floor looks like new and impressive, some new paint and a new range hood. There's 2 zone climate controls make this luxury home more comfortable, plus so much space and many rooms give everyone a suitable area to enjoy their time. The main floor greetings you with a spacious foyer, also a family room on your right, it connects a dining room with sliding doors for closure, it could be a bedroom as you want. An open concept kitchen with a dining room, a living room and a beautiful fireplace. The second floor, you will have a spacious primary bedroom with a jacuzzi hot tub, stand shower 4-piece ensuite and a walk-in closet, you'll see 2 more bedrooms, and enjoy the laundry chute in one of the bedrooms, also oak finishing flooring through out of the floor too. There are 2 more bedrooms, an office, an entertainment room, and a 3-piece bathroom in the basement. The fully fenced private yard is back on a huge green space invites your family to enjoy a relaxing time. It has an underground sprinkler system and some trees.