



GRASSROOTS
REALTY GROUP

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12 Cottonwood Bay SW Medicine Hat, Alberta

MLS # A2249240



\$610,000

Division:	Cottonwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,308 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Underground Sp		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, OTR microwave, dishwasher, washer/dryer (stacked), wardrobe in basement bedroom, all window coverings, central a/c, u/g sprinklers, garage door opener with remote (2), ecobee thermostat sensors (2), central vac with attachments, TV mount, water softener, gemstone lights

Welcome to this immaculate bungalow in the highly sought-after Cottonwood neighbourhood, where you can hop on your golf cart and follow the path straight to the course. With stunning curb appeal featuring a stucco and stone exterior, this home is as beautiful outside as it is inside. Step into the spacious tiled entry, complete with a convenient bedroom (currently den) just off the front foyer. The open-concept main floor flows seamlessly through the living room, dining area, and kitchen, highlighted by vaulted ceilings, bright windows, and a full black appliance package with an eat-up bar. The large primary suite is filled with natural light overlooking the backyard, and features a spa-like ensuite with soaker tub, stand-up shower, and walk-in closet. A second four-piece bath can be found on the main floor, as well as the laundry which offers direct access to the nicely finished heated double-attached garage (with soaring ceilings and outside entrance). Downstairs, the lower-level shows like new—barely used and offering an additional bedroom and den (currently used as bedroom), a four-piece bath, spacious storage area, and plenty of room to make it your own. Recent updates and mechanicals include shingles (2019), hot water tank (2024), HRV system, Ecobee thermostat with sensors, and a water softener. Outside, the oversized yard is fully landscaped, fenced with low-maintenance vinyl, and features underground sprinklers, alley access, and a great covered maintenance free deck with handy storage underneath. Located on a quiet bay with great neighbours, this home is finished off with the perfect touch—brand new gemstone lights, ideal for holidays or cheering on your favourite team. Shows 10/10—pride of ownership is evident throughout. Don’t miss the chance to live in this popular neighbourhood!

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