



**GRASSROOTS**  
REALTY GROUP

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

## 44 Palisades Mews NE Medicine Hat, Alberta

**MLS # A2250131**



**\$635,900**

<b>Division:</b>	Terrace		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,155 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Brush, Environmental Reserve, Landscaped, Low Maintenance Landscape, N		

<b>Heating:</b>	Central, High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Flat Torch Membrane, Membrane, Rubber	<b>Condo Fee:</b>	\$ 344
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, ICFs (Insulated Concrete Forms), Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Bracket		

Welcome to The Palisades! This unit boasts a tweaked interior design which resonates with the executive living style. Top notch elements are featured within the choice of finishings throughout this unit. Exquisite light fixtures and attention to detail are evident. Open design kitchen with appliance package, granite counters, island with sink, counter top stove, built-in oven- all tie in to the openness of the main living area. The master suite is on the main level with an ensuite featuring double sinks with lots of counter-space and a Walkin tiled shower. The lower level has another bedroom comparable to the Primary, complete with an en-suite as well perfect for visiting company. (may be hard for them to leave!) The Palisades is noted for their oversized windows which offer a fabulous river valley views to enjoy from insideor from your deckor patio while sipping on one of your favorite beverages. Come and take a walk through this impressive design, where your new lifestyle begins.