



GRASSROOTS
REALTY GROUP

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**103 Burns Crescent NW
Medicine Hat, Alberta**

MLS # A2251305



\$362,500

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: OTR Hood Fan, Metal Shelf in Storage room, UG Sprinklers, Garage Door Opener w/ Remote, Extra Flooring/Tile Materials on Wood Shelf in Garage.

This home is gorgeous! Originally built in 1959, this bungalow has been completely transformed into a sleek, light-filled modern home. Sunlight streams through oversized windows, reflecting off dark-stained, refinished hardwood floors and crisp, contemporary finishes, creating an open, vibrant, and inviting atmosphere. Every detail has been thoughtfully redesigned for modern living, offering a space that feels entirely new while respecting its enduring structure. At the heart of the home is a fully renovated kitchen, featuring brand-new cabinetry, gleaming granite countertops, and exquisite marble-look tile that flows seamlessly throughout the space, adding texture, elegance, and modern sophistication. New Samsung stainless steel appliances and a vented hood fan complete the look, making cooking and entertaining effortless. A sunlit dining nook with a large window connects perfectly to the kitchen, creating a warm and inviting spot for family meals. Flow naturally into the living areas, where vinyl plank flooring and Winslow-style closet doors maintain a clean, contemporary aesthetic. The home offers 4 spacious bedrooms and 2 fully renovated bathrooms, each featuring striking, high-end tilework in the showers, modern fixtures, and a spa-like sense of luxury. The lower-level bathroom was just added and fully permitted; includes a walk-in shower with elegant tile accents and an illuminated, defogging electric mirror, offering a modern retreat. The basement also features a large recreation room and an additional bedroom with a new egress window arriving at the end of September, providing versatile living space for family or guests. A separate side entrance adds convenience and independence. Outside, life is effortless. A 16'x22' single detached garage with remote-controlled garage door opener and an underground sprinkler system (9 zones)

keep the yard pristine and practical. Located on a corner lot, this property adds opportunity for RV parking and plenty of street parking. Modern upgrades—including new electrical wiring throughout, a 100-amp electrical panel, recessed pot lighting throughout, upgraded plumbing, shingles replaced in 2013, and a brand-new hot water tank—ensure the home combines style, convenience, and peace of mind. Perfect for first-time buyers, downsizers, or anyone starting a family, this home blends modern elegance with functional design. Located on a quiet street in NW Crescent Heights, you’re just minutes from The Big Marble Centre, parks, schools, and shopping, offering both lifestyle and convenience. This isn’t just a house—it’s a complete modern transformation of a classic bungalow, a sanctuary of light, space, and refined finishes. Contact your real estate agent today to experience this extraordinary home in person.