



GRASSROOTS
REALTY GROUP

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40 Terrace Close NE Medicine Hat, Alberta

MLS # A2255465



\$498,000

Division:	Terrace		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,566 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, HOOD FAN, MICROWAVE, DISHWASHER, WASHER & DRYER, WINDOW COVERINGS, GARAGE TV W/MOUNT, GARAGE DOOR OPENER-NO REMOTE, GARAGE HEATER, CENTRAL A/C, SHED, DOG RUN/ENCLOSURE, U/G SPRINKLERS, HOT TUB & ACCESSORIES, PORTABLE FIRE PIT & REMAINING FIREWOOD

This beautiful 2-storey home in Terrace offers modern updates, a functional layout, and plenty of space for the whole family. Step inside to find stylish vinyl plank flooring and an updated kitchen featuring leathered granite counters, a large island, and a walk-in pantry. The open-concept main living area is perfect for gatherings, with a cozy fireplace in the living room and a dining area that opens directly to the back deck—ideal for BBQs and entertaining. Upstairs, you’ll find three spacious bedrooms and two full bathrooms. The primary suite is a true retreat, complete with a walk-in closet and an ensuite with a jetted tub and separate shower. The fully finished basement expands your living space with a family/games room, plenty of storage space, and an additional bedroom, also with its own ensuite and walk-in closet. The backyard is beautifully landscaped with mature trees, underground sprinklers, and features that make it perfect for outdoor living, including a hot tub, fire pit, and dog run. A double attached heated garage completes this fantastic property. This home is move-in ready, reach out to an agent today to book your private showing and experience all that this home has to offer!