



GRASSROOTS
REALTY GROUP

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2 Vintage Meadows Court SE Medicine Hat, Alberta

MLS # A2258147



\$645,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,852 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Drive Through, Driveway, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Central

Floors: Carpet, Linoleum, Wood

Roof: Asphalt Shingle

Basement: Full, Walk-Out To Grade

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Fridge in laundry room, attached shelving, , central air conditioning, dishwasher, garage controls, garburator, fridge, stove, trash compactor, washer, dryer, water softener, window coverings, central vac w/attachments, acoustic piano, master bedroom furniture, tv wall mounts

Executive Walkout Bungalow: Luxury, Light, and Limitless Possibilities Welcome to this stunning executive walkout bungalow—where pride of ownership shines in every detail. Step into a spacious entry filled with natural light from oversized windows, highlighting an open, inviting layout. Rich hardwood floors and 9’ ceilings set the stage for an atmosphere that’s both elegant and welcoming. Near the entrance, you’ll find two versatile bonus spaces—perfect for a home office, cozy reading nook, hobby room, or even an extra bedroom to suit your family’s needs. The bright, thoughtfully designed kitchen features an island and abundant cabinetry for all your storage needs. A striking three-sided gas fireplace serves as a charming focal point, seamlessly connecting the kitchen, dining, and living areas—ideal for entertaining or relaxing evenings at home. A practical mudroom off the main floor laundry offers extra storage, an additional fridge for hosting large gatherings, and the flexibility to convert it into the pantry of your dreams. Retreat to the peaceful primary suite with balcony access overlooking tranquil green space—your own private sanctuary. The luxurious 4-piece ensuite boasts a soaker tub and a generous walk-in closet, providing the perfect escape at the end of the day. The walkout lower level is designed for family living and entertaining, featuring a spacious family room, four generous bedrooms, and two full bathrooms—including a convenient Jack-and-Jill setup. Built-ins, ample closet space, and plenty of storage ensure a place for everything. Enjoy the outdoors with large windows and direct access to a covered patio, seamlessly extending your living space. The fully landscaped yard, complete with underground sprinklers, backs onto beautiful green space and walking

paths—perfect for morning strolls or evening relaxation. Additional highlights include: Updated exterior for fresh curb appeal Some new appliances for added convenience 24x26 attached garage Expansive drive-thru driveway for easy parking and guest access Outdoor storage tucked under the back deck Recent updates: newer shingles, high-efficiency zoned furnace, hot water tank, central air conditioning, and fresh paint Nestled in a quiet, established neighborhood in Medicine Hat, close to all amenities, this home blends elegance, comfort, and practicality—making it truly turn-key and ready for cherished family memories. Don't miss your chance to make this exceptional property your forever home! Contact your REALTOR® to schedule your private showing today.