



**GRASSROOTS**  
REALTY GROUP

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**58 Cottonwood Court SW  
Medicine Hat, Alberta**

**MLS # A2261552**



**\$585,000**

<b>Division:</b>	Cottonwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,373 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** C/A, Fridge, gas stove, B/I dishwasher, B/I microwave, central vac, water softener, Bsmt fridge, Bsmt stove, Bsmt microwave, washer, dryer, UGS's, waterlines to flower beds, custom window coverings/blinds, garage door opener, 2 remotes, Water Softener, Window Coverings, HRV

This spacious and meticulously maintained 5 bedroom, 3 bath home is built with high-efficiency ICF construction and boasts an impressive list of updates!! The bright basement features 3 large bedrooms, huge windows, a full kitchen (perfect for a non-conforming suite or a wet bar), expansive family room, and a new 3 pc bath (2023). This basement is perfect with the non-conforming suite if you have a family member you want to stay close or even an Air BnB. Separating the main house and lower suite is an easy fix, ask me how!! On the main floor you'll find vaulted ceilings, a cozy gas fireplace, updated bathrooms, and a super spacious kitchen with stainless steel appliances, gas stove, and island seating. This is truly the heart of the home. The primary suite includes a walk-in closet and updated ensuite. Upgrades include shingles & eaves (2017), vinyl plank flooring (2021), new garage heater (2024), HRV for added comfort, LED lighting, oak stair treads, newer HWT, and raised toilets. The 24x26 heated garage, RV parking, underground sprinklers, and wiring for a hot tub add to the appeal. The deck offers gas BBQ hookup, storage below, and new stairs. This home is an easy move, blending style, function, and flexibility—whether you need extra space for family or a separate suite option, it's ready to go!!