



GRASSROOTS
REALTY GROUP

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**148 Cypress Way SE
Medicine Hat, Alberta**

MLS # A2262220



\$378,900

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,099 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, C		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Storage, Vinyl Windows		

Inclusions: Central A/C, Dishwasher, Stove, Hood Fan, Fridge, Window Coverings, Garage Door Opener w/remote, Garage Heater, Central Vac w/attachments, washer, Dryer, Bench & Shelving in Garage

Welcome to this beautifully 4-level split home, perfectly situated in a family-friendly neighbourhood close to schools, parks, and walking/biking paths. Offering 3+1 bedrooms and plenty of space for the whole family. The main floor welcomes you with a bright front living room, dining area, and a stylish kitchen showcasing custom cabinets, quartz countertops, and laminate flooring. The upper level features a primary bedroom with a 2-piece ensuite, two additional bedrooms, and a refreshed full bath. The lower level includes a cozy family room, a fourth bedroom, and an additional 2-pce bathroom, while the basement hosts a wide open space for storage, future living space, and laundry. The furnace, hot water tank, and A/C were conveniently done in 2013. Throughout the home, vinyl windows bring in natural light and efficiency. Outside, you'll find a beautiful, comfortable yard with patio, a large 24x28 heated/insulated double garage (10 ft ceiling), a handy storage shed, and two additional parking stalls/RV Parking. With updated siding, kitchen, windows, flooring, and shingles, this home is ready for you to move in and enjoy with your family. Contact your local neighbourhood REALTOR® today!