



GRASSROOTS
REALTY GROUP

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**22 Chinook Drive SW
Medicine Hat, Alberta**

MLS # A2262748



\$499,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,289 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Stone, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Double Vanity		

Inclusions: N/A

Discover this architecturally designed, one-of-a-kind, walkout hillside bungalow that perfectly frames stunning views of the river valley. Nestled among mature trees, this home offers privacy, character, and a peaceful connection to nature. The main floor features striking open-beamed, sloped ceilings and a beautiful double masonry fireplace, creating a warm and inviting atmosphere. The open-concept layout flows into an oak kitchen with a built-in oven — designed to capture both function and charm. Just off the main living area, you'll find a gorgeous sunroom set among the trees — the perfect space to unwind, entertain, or simply enjoy the view in every season. With 3 bedrooms and 2 bathrooms, this home also features a developed walkout basement offering potential for an additional bedroom or flexible living space. Outside, a two-tiered backyard and partially covered patio make the most of the natural setting. Additional highlights include a single attached garage and extra parking on the front pad. This truly unique property combines architectural interest, incredible views, and a serene setting — a rare find in Medicine Hat's sought-after southwest hills.