



**GRASSROOTS**  
REALTY GROUP

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**32 Carter Crescent SE  
Medicine Hat, Alberta**

**MLS # A2266596**



**\$749,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ross Glen                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 3,183 sq.ft.                                                              | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Corner Lot, Dog Run Fenced In, I |               |                   |

|                    |                                                                                                                                                |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl                                                                                                                                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding                                                                                                                            | <b>Zoning:</b>    | R-LD |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Hot Tub, Bar Fridges (2), Basement Fridge, Vent hood                                                                                           |                   |      |

Tucked away on a quiet crescent and overlooking the stunning Ross Glen coulee, this beautifully updated 4 bedroom, 2.5 bath two-storey offers the perfect combination of modern elegance, comfort, and an unbeatable view. With walking paths right out your door and every detail thoughtfully designed, this 3180 sqft home is a rare find. Step inside to a bright and inviting main floor featuring an open and functional layout. Just off the entryway, you'll find a spacious office with built-in cabinetry, shelving, and a sink — ideal for a home business or easily converted into a bedroom. The living room showcases a striking stone fireplace wall and windows framing the breathtaking coulee view. The dining room is both expansive and versatile, offering plenty of room for family gatherings or a cozy sitting area, with direct access to the coulee. The chef-inspired kitchen is a showstopper, featuring granite countertops with a waterfall island, a commercial-style fridge/freezer, double wall ovens, induction cooktop with pot filler, and under-cabinet lighting. A large butler's pantry/mudroom connects seamlessly to the heated double garage and includes bar fridges, storage, and coat hooks. A beautifully finished powder room completes the main level. Upstairs, discover three exceptionally large bedrooms. The primary suite is a true retreat with a wall of built-in cabinetry, a spa-inspired ensuite featuring a standalone soaker tub, large walk-in tiled shower, double vanity, private water closet, and a walk-in closet with makeup vanity. The two additional bedrooms each have walk-in closets connected by a shared Jack and Jill bathroom with double vanity! The laundry room, complete with sink and cabinetry, adds everyday convenience. The lower level offers a spacious family room with a wet bar, tons of storage, and a cold room. Outside, you'll fall in love with the peaceful

and private backyard, featuring a hot tub, fenced dog run, mature trees, and a large deck perfect for relaxing or entertaining, all while enjoying panoramic views of the coulee. With tasteful renovations throughout, including new kitchen, bathrooms, flooring, windows, dual-zone furnace and A/C, and more, this home offers the best of modern living in one of Medicine Hat's most scenic locations.