



**GRASSROOTS**  
REALTY GROUP

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**35 Heritage Court NE  
Medicine Hat, Alberta**

**MLS # A2266619**



**\$474,000**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,297 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, OTR Microwave, Washer + Dryer ( Not as Viewed) Garage Door Opener + Control, Central Air Conditioner, Window Coverings, Underground Sprinklers

Welcome home to 35 Heritage Court NE &mdash; a beautifully maintained bi-level tucked away on a peaceful cul-de-sac in a fantastic NE location. This spacious 5-bedroom home offers thoughtful design throughout, beginning with the stunning custom kitchen featuring a blend of crisp white cabinetry, warm walnut accents, and sleek quartz counters that make cooking and hosting a pleasure. The vaulted ceilings on the main floor add openness and natural light, making the heart of the home feel bright and welcoming. The main floor also offers two additional bedrooms, perfect for kids, guests, or a home office &mdash; each designed with comfort and function in mind. The primary suite is a true retreat with private access to the enclosed deck, a generous walk-in closet, and a 5-piece ensuite complete with dual sinks. Both the living room on the main level and the cozy family room downstairs provide excellent spaces for family life, movie nights, or entertaining guests. Functionality has been carefully considered &mdash; the mudroom/laundry area off the attached garage offers the storage and convenience busy households appreciate. Downstairs, the additional bedrooms are spacious and well-designed for comfort. Step outside and enjoy an incredible backyard setup: a large, enclosed deck to extend your outdoor season, underground sprinklers, and plenty of room for RV parking &mdash; a rare and valuable bonus! With newer windows, a newer roof, updated AC (2023), and Hunter Douglas blinds already in place, this home is ready for you to move right in and enjoy. Don't wait &mdash; reach out to your favourite local REALTOR® to book a viewing and see everything this lovely home has to offer! Average Utilities are just under \$400 a month.

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