



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

**MLS # A2271765**

**\$449,900**



<b>Division:</b>	SW Hill	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b> 1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Parking Pad, Single Garage Attached	
<b>Lot Size:</b>	0.16 Acre	
<b>Lot Feat:</b>	Irregular Lot, Many Trees	

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Stone, Tile
<b>Roof:</b>	Tar/Gravel
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Double Vanity

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**Inclusions:** Underground Sprinklers

Discover this architecturally designed, one-of-a-kind walkout hillside bungalow, ideally located near the hospital and tucked into an extremely private, tree-covered setting. Perfectly positioned to frame stunning views of the river valley, this home offers exceptional 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 for both function and charm. Just off the main living area, a gorgeous sunroom sits among the trees, offering the perfect place to unwind, entertain, or simply enjoy the view in every season. With 3 bedrooms and 2 bathrooms, this home also includes 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 surroundings. Additional highlights include a single attached garage and extra parking on the front pad. Ready for you to make your own, this truly unique property blends architectural interest, incredible views, and a serene, private setting—an exceptionally rare find in Medicine Hat's sought-after southwest hills.