



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2271765



\$449,900

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

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

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.