



**GRASSROOTS**  
REALTY GROUP

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**79 Copper Canyon Bay SW  
Medicine Hat, Alberta**

**MLS # A2274192**



**\$719,800**

<b>Division:</b>	Canyon Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,622 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Views		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Composite Siding, Stone

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Features:** Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** BI Fridge/Freezer, Gas Stove, BI Oven, BI Microwave, Dishwasher, Hood Fan, Window Coverings, Washer, Dryer, 2x Garage Door Openers with Remotes, Gemstone Soffit Lights, Central A/C

Welcome to this beautifully appointed executive bungalow, tucked away in a quiet cul-de-sac in the desirable Canyon Creek neighbourhood. Backing east onto the coulee and Seven Persons Creek, this home offers stunning views, exceptional privacy, and a peaceful setting to enjoy year-round. The main floor features a bright, open-concept layout with hardwood floors, large windows, a cozy wood burning stone fireplace and an abundance of natural light. The spacious kitchen flows seamlessly into the dining and living areas, offering direct access to the covered, east-facing deck and outdoor living space. Also on the main level- a private primary suite with 5 pc ensuite, a dedicated office/den, laundry, a 2 pc powder room, and convenient walk-in access from the oversized heated garage. The fully developed lower level features 9-foot ceilings, a large recreation room with 4 generous bedrooms (one being used as a gym), a full 4 pc bathroom, and excellent storage. With five bedrooms total plus an office and 2.5 baths, this home offers exceptional space and flexibility for families or guests. Recent improvements include updated landscaping, a concrete patio, deck enhancements, Gemstone lighting at the front and rear, and a natural gas line for the BBQ. Durable Hardie board siding adds to the home's quality and curb appeal. Located just minutes from Desert Blume Golf Course and surrounded by attractive custom homes, this is a rare opportunity to enjoy executive living in one of Medicine Hat's most scenic settings.