



GRASSROOTS
REALTY GROUP

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**20 Cottonwood Close SW
Medicine Hat, Alberta**

MLS # A2276842



\$535,000

Division:	Cottonwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,481 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Tv Wall Mounts

Welcome to this inviting family home located on a quiet close in Cottonwood, just minutes from the Cottonwood Golf Course. This established neighbourhood is known for its peaceful setting, scenic walking paths, and open views. Schools, parks, and everyday amenities are all close by. The main floor features a bright, open layout with vaulted ceilings, comfortable living and dining spaces, and the convenience of main floor laundry. With 4 bedrooms and 3 bathrooms, there is plenty of room for family life, guests, or a home office. The walk-out basement adds flexible living space and opens directly to a covered patio, making it easy to enjoy the fully fenced backyard. Enjoy summer days and evenings on the upper deck, while underground sprinklers help keep the yard looking its best. Hot water on demand adds everyday comfort and efficiency. A great opportunity to enjoy the Cottonwood lifestyle.