



GRASSROOTS
REALTY GROUP

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**157 Calder Road SE
Medicine Hat, Alberta**

MLS # A2276988



\$430,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,139 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

This beautifully updated 4 bedroom, 3 bath bi-level offers a perfect blend of modern style, and family-friendly functionality. The warm white kitchen is both inviting and practical, featuring quartz countertops, tiled backsplash, a spacious island, and a full stainless steel appliance package - ideal for everyday living and entertaining alike. The open-concept main floor is bright and welcoming, highlighted by a cozy yet contemporary gas fireplace, updated lighting, and durable easy-care vinyl plank flooring throughout. The generous primary bedroom accommodates a king bed and includes an updated 3-piece ensuite. Two additional main-floor bedrooms create an ideal layout for families, while the 5-piece main bathroom with dual sinks makes busy mornings a breeze. Downstairs, the lower level expands your living space with a large family room, a fourth bedroom, and office or potential 5th bedroom, and a modern 3-piece bathroom complete with a walk-in tiled shower. A spacious laundry room offers added convenience with a sink and built-in storage cabinetry. Extensive recent updates provide peace of mind, including paint, shingles, furnace, air conditioner, and all windows & doors. Outside, enjoy a low-maintenance, fully fenced yard with both deck and patio spaces. The corner lot offers added flexibility and potential to expand enclosed yard areas. An oversized attached double garage provides ample room for vehicles, storage, and hobbies.. A move-in ready family home with thoughtful updates throughout - this one is not to be missed!