



GRASSROOTS
REALTY GROUP

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**44 Turner Circle SE
Medicine Hat, Alberta**

MLS # A2277395



\$459,900

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|------------------|--|---------------|-------------------|
| Division: | Ross Glen | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,609 sq.ft. | Age: | 1996 (30 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, No Neighbours Behind, Underground Sprinklers | | |

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| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Laminate, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Concrete, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Kitchen Island |

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|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-LD |
| Utilities: | - |

Inclusions: FRIDGE, STOVE, DISHWASHER, CENTRAL A/C, CENTRAL VAC WITH ATTACHMENTS, GARAGE DOOR OPENER WITH REMOTE, UNDERGROUND SPRINKLERS

Move right in to this updated BUNGALOW on Turner Circle. Located on a court close to a park and playground, and not far from all major shopping and services, this 4 bedroom , 3 bathroom home has an attractive list of features. The main floor welcomes you in with a spacious combined living / dining room with updated flooring. The kitchen is next, featuring updated counter-tops and cabinet fronts, as well as light fixtures, sink and taps. There is also a kitchen table area - so great to have the space for an eat-in kitchen as well as formal dining! There is easy access from the kitchen to the COVERED DECK and a beautiful back yard featuring a large brick patio, U/G sprinklers (front and back) a nice variety of flora including a well established row of Raspberry Bushes , Rhubarb , Apple Tree, Mountain Ash Tree, Lilacs , Peonies , Tulips, and More! There is also a newer AC unit and a Fountain Water Feature. The remainder of the main floor is home to 3 large bedrooms including an En-Suite and Double Closets in the Primary Bedroom, a 4 piece bathroom, as well as a MAIN FLOOR LAUNDRY with a wash sink that is adjacent to the ATTACHED DOUBLE GARAGE. The partly developed lower level consists of a nice sized family room with a gas fireplace to cozy up to during the colder seasons, the 4th large bedroom, a 3 piece washroom, and a surprising amount of additional space that is easily utilized for a gaming area, workout room, den , storage , or could even be developed into additional bedrooms if desired. The large lot also has an RV parking space next to the front driveway. This great Bungalow in a great area is waiting for its next owner!