



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

MLS # A2277395

\$459,900



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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

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!