



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**132 Palliser Way NE
Medicine Hat, Alberta**

MLS # A2277858



\$719,999

Division:	Park View		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,273 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Murphy bed

Welcome to this exceptional, stylish 2-storey family home in the sought-after community of Parkview, offering over 2,200 sq ft of thoughtfully designed and beautifully finished living space. From the moment you step inside, the quality of craftsmanship and clear pride of ownership are evident throughout. The open-concept main floor is ideal for both everyday living and entertaining, featuring a large, well-appointed kitchen that flows effortlessly into the family room. Vaulted ceilings and a striking floor-to-ceiling tiled fireplace create a warm yet impressive focal point, while expansive windows fill the space with natural light. A main-floor office with large windows provides a bright and functional workspace. The upper level offers three spacious bedrooms, including a peaceful primary retreat complete with a walk-in closet and a full 4-piece ensuite. The fully finished basement continues the home's high standard of finish, featuring a comfortable family room, a fourth bedroom, and a versatile flex space currently used as a gym—ideal for fitness, hobbies, or a play space. Step outside to discover one of the home's standout features: a private, beautifully maintained yard designed for relaxation and entertaining. Enjoy quiet mornings or summer evenings on the deck, surrounded by privacy, or unwind in the enclosed three-season sunroom that extends your outdoor living well beyond the summer months. This is a meticulously cared-for home where quality construction, thoughtful design, and true pride of ownership come together to create an outstanding family property.