



GRASSROOTS
REALTY GROUP

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**20 Turner Bay SE
Medicine Hat, Alberta**

MLS # A2280472



\$584,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Mid Efficiency, Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	Hot-Tub		

Welcome to this spacious two-storey family home, ideally located in a quiet court and just steps from schools and a large park, making it an excellent choice for families. The thoughtful layout begins with a flex room or home office with French doors near the front entry, offering a versatile space for work or quiet retreat. The main floor features an open-concept design with a bright living room, an open kitchen complete with a large island, and a comfortable family room anchored by a gas fireplace. This level is finished with a convenient laundry room and a two-piece bathroom, creating a functional and inviting space for everyday living and entertaining. Upstairs, the home offers three bedrooms, including a spacious primary suite with a four-piece ensuite featuring a double vanity, along with an additional four-piece bathroom for the family. The fully developed basement adds even more living space with a large family room and ample storage, providing flexibility for recreation, guests, or hobbies. Additional highlights include a double heated garage with double doors, a full appliance package, and over 2,200 square feet of well-designed living space. Located in a highly desirable, family-friendly neighbourhood, this home offers the perfect combination of space, comfort, and location. Homes like this are in high demand and won't last long.