



**GRASSROOTS**  
REALTY GROUP

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

**37 Terrace Green NE  
Medicine Hat, Alberta**

**MLS # A2281425**



**\$549,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn, Underground Sprinkl		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Pillar/Post/Pier, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** NONE

Here is a beautiful walkout bungalow located in a quiet court in a desirable neighborhood.. This 4 bedroom 3 bath home is right across the street from a park with walking trails heading every direction!! This fully finished home has everything you will need.. You walk into a large entry way with a bedroom or office off to your left or when you come in from the garage is a large boot room with builtin coat hangers and drawers. Walk into a vaulted ceilings and a huge kitchen, with new gas range, new dishwasher, new fridge, new microwave, upgraded kitchen taps, with open concept of a dining room and living room with a corner gas fireplace for all to enjoy!! Warm birch hardwood flooring, oak kitchen cabinets with a island for extra seating and storage.. Walk outside to a 10x12 covered deck which leads down to another sitting area and a fully fenced and beautiful lawn with underground sprinklers.. Walk down the hallway to a 4pc bathroom a good sized bedroom and then a large master bedroom with a walkin closet and 4pc ensuite.. Down stairs you have a family run buisness which you can see how large the area is with the amount of work space there is!! You have another bedroom and a 4pc bathroom finished laundry room and another family room for your tv nights! This is a lovely home call your favorite REALTOR®; for your private showing