



GRASSROOTS
REALTY GROUP

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**23 Calder Court SE
Medicine Hat, Alberta**

MLS # A2282001



\$350,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,015 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Wood Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, No Smoking Home

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

Inclusions: floating shelves, tv mounts (3), central AC, window coverings and blinds, shed, underground sprinklers, garage door opener with remotes (2), garage shelving and bench, extra house materials, plywood by shed, patio set with umbrella chairs (6) and table

Welcome to 23 Calder Court SE, located in a quiet cul-de-sac in one of Medicine Hat's most desirable Southside neighbourhoods - close to parks, walking paths, schools, and all the amenities the Southside of Medicine Hat has to offer. This 1000+ sq ft, 4-level split features a popular and functional floorplan ideal for families or any buyers looking for flexible living space. Upon entering the home, the main floor offers a spacious living room that flows into the kitchen and dining area, complete with a full appliance package and plenty of room for everyday living and entertaining. Upstairs, you'll find three bedrooms and a full 4-piece bathroom, providing a comfortable and practical family layout. The third level adds excellent versatility with a secondary living room, direct access to the backyard, and a 3-piece bathroom...perfect for a family room, teen space, or anything else the buyer desires. The fourth level is partially finished and offers a flexible space that with a little work could easily be converted into a fourth bedroom, recreation room, or additional living area, with room for storage as well. Outside, the fully fenced backyard (fence 2 years old) is set up perfectly for family living, with a lovely deck backing onto an already prepped space for an outdoor pool or play area. Completing the package is a double detached garage with convenient back alley access, providing excellent parking and storage options. Situated on a quiet court with minimal traffic, this home offers both privacy and convenience in a location buyers love. A great opportunity to get into a well-laid-out home in a sought-after location.