



**GRASSROOTS**  
REALTY GROUP

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**38 Cook Court SE**  
**Medicine Hat, Alberta**

**MLS # A2282139**



**\$625,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,636 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Views		

**Heating:** Forced Air, Natural Gas

**Floors:** Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-LD

**Utilities:** -

**Inclusions:** Window Coverings, Central Air Conditioner, Water Softner, Garage Door Opener + Control, Refrigerator, Stove, Dishwasher, Microwave, Underground Sprinklers, Central Vac + Attachments, Shed, Pool Table

38 Cook Court SE | Walk-Out Bungalow with Sweeping Views. Enjoy breathtaking, unobstructed views of Medalta, Strathcona, and clear across Medicine Hat from this beautifully positioned 1,635 sq. ft. walk-out bungalow, tucked away on a quiet court and filled with natural light throughout. This well-designed home offers 5 bedrooms and 3 bathrooms, making it ideal for families or those who love extra space. The main floor welcomes you with a large front sunken living room, anchored by a massive picture window filling the space with natural light. A generous dining room flows seamlessly into the updated kitchen, featuring painted grey-toned cabinetry, granite countertops, under-cabinet lighting, and an eat-in area with access to the enclosed sunroom/deck—the perfect spot to relax and take in the scenery year-round. The primary retreat is truly a standout, offering plenty of space, a 4-piece ensuite, and your very own sauna for spa-like relaxation at home. Two additional bedrooms (one currently used as a main floor laundry) and a full 4-piece bathroom complete the main level. Downstairs, the fully finished walk-out basement expands your living space with a huge rec room, two more bedrooms, another 4-piece bathroom, and a large unfinished area with laundry hookups—ideal for storage, a workshop, or future development. Step outside to a fully fenced backyard designed to impress, featuring stunning views, four garden areas, and a gas line to the patio—perfect for summer entertaining. Additional highlights include two furnaces, a water softener, a brand-new hot water tank and RV Access/Parking! A rare combination of space, views, and location—38 Cook Court SE is a home you won't want to miss.

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