



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

MLS # A2282139



\$625,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

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.