



**586 Prospect Drive SW  
Medicine Hat, Alberta**

**MLS # A2289451**



**\$950,000**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Carport, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insul		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Greenbelt, Landscaped,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Stone	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Gas Range, Hood fan, BI Microwave, B/I Dishwasher, Blinds and Rods, Washer & Dryer, Central A/C, Garage Door Opener & Remotes(2), wifi connected U/G Sprinklers, Shed, Central Vac, split unit A/C in Private office, Theatre Screen, Murphy Bed, Pool Table & Accessories,

Rarely does a home like this come to market. This exceptional luxury bungalow offers a combination of elevated style, extensive upgrades, and one of the most spectacular views in the city!! Thoughtfully redesigned for comfort and function, this is a home that stands apart. Within walking distance to the hospital, schools, shopping, and Downtown, the location delivers an unmatched lifestyle of convenience and connection. Inside, you’ll find a beautifully upgraded home that blends quality craftsmanship with timeless appeal, creating a space that is both refined and welcoming. Adding even more value is the oversized heated single garage, complete with a Tesla charging station and a private office featuring its own heating and cooling. Whether you work from home, need a creative studio, or simply want a quiet retreat, this bonus space is as practical as it is impressive, all while enjoying those incredible views. Extensively upgraded to feel like NEW, centrally located, featuring a stunning private yard, sizeable enough for a pool, a beautiful deck ... truly one-of-a-kind. This rare bungalow offers a lifestyle that is hard to match.