



**17 Iris Court SE
Medicine Hat, Alberta**

MLS # A2289464



\$449,900

Division:	Connaught		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,357 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Dry Bar		

Inclusions: Built in oven, stove top - counter, fridge, dishwasher, garburator, tv in kitchen with the mount, washer, dryer, ceiling fan(s), all window coverings and blinds, ac unit, garage door control - 1, remote -1, central vac and attachments, ac unit, garage heater, UGS

Welcome to 17 Iris Court SE, nestled in the desirable neighborhood of Connaught. This well-maintained bi-level home offers a unique blend of character, comfort, and functional living space, perfect for families or those who love to entertain. The bright upper level features a retro, well-loved kitchen that adds charm and personality while telling the story of the many meals cooked with love for family and friends while they gathered in either of the two dining areas perfect for both casual meals and formal gatherings. The in kitchen eating area is nestled just below the kitchen for a unique feel with the added charming feature of a vaulted, wood ceiling, bay windows and garden doors out to your outdoor space. A large family room offers plenty of space to relax, and a dedicated office with beautiful hardwood floors is ideal for working from home or could be used as a third main floor bedroom. Finishing off the upper level is a spacious primary bedroom complete with a convenient 3-piece ensuite, along with a second generously sized bedroom and an additional 4-piece bathroom. Throughout the home, pride of ownership is evident with its clean, well-cared-for condition. The lower level offers a warm, moody, and cozy atmosphere. Here you'll find a comfortable family room anchored by a gas fireplace, a wet bar for entertaining, a charming nook that makes for a wonderful flex space, and a great recreational space tucked away in a private setting. A fourth bedroom and a convenient laundry and bathroom combination add practicality. Step outside to enjoy the inviting outdoor living spaces, including a deck, patio, garden, and a lovely pergola—perfect for summer evenings, gardening, or hosting friends and family. Off the front of the home you have a private patio space to sit and enjoy morning and evening, and outdoor access to your double attached, heated

garage. With its thoughtful layout, welcoming character, and wonderful indoor and outdoor spaces, this Connaught home that has so much love embedded within its walls is ready for its next chapter. Picture your children or grandchildren living in this golf course community, maybe taking the cart for a ride in the court, catching a couple holes of golf together as the sun goes down, safely riding their bikes or scooters on the sidewalks to play in the parks, or throwing a baseball in the greenspaces - It doesn't get much better.