GRASSROOTS REALTY GROUP

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22 Turner Crescent SE
Medicine Hat, Alberta

MLS # A2289969

$795,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,917 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Beach, Corner Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Wood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-LD
Foundation:	Poured Concrete	**Utilities:**	-

Features: Central Vacuum, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 central A/C's, UG's

This one-of-a-kind custom-built home is a must see! Located in the desirable area of Turner, on a corner lot, this two story with a walk out basement was built by Brost, and this is the first time it’s been on the market. A spacious home, at 2917 square feet, features all the space you could ever need! The main floor is the heart of this home, featuring an open concept kitchen dining and living room area. You’ll be impressed by the high-end flooring throughout this home, including hardwood on the main floor! The kitchen features custom cabinetry, granite countertops and an island! The main floor also features a centrally placed 3-sided fireplace, vaulted ceilings, and a spiral staircase that will impress every visitor to your new home. On the main floor, you’ll also find an office, laundry room, and a half bath. Upstairs, this home continues to impress, with the hallway open to the living room below, and to the windows to the backyard. The primary suite is spacious and elegant, with a fireplace in the bedroom and room for additional seating. The ensuite features a large soaker / jetted tub, a separate sit-tub, walk in closet, and a dual vanity that includes a make-up station in the middle. Completing the upstairs are two more bedrooms and the four piece bath. Downstairs, there is an additional 1498 square feet of space, including a large family room with a fireplace, and a bar area. The fourth and fifth bedrooms and plenty of storage complete the lower level. This home features two furnaces and two a/c units, there is a walk-out to the garage from both the main floor and from the basement. Outdoor living at this home, includes the deck from the main floor and the patio from the basement walk-out. The backyard is fully landscaped with a fire-pit area, mature trees, and surrounded by a high-end concrete block and metal fence. And to top all of this off, is the large triple car

garage at the front of the house! Homes like this don’t come up for sale often, so don’t miss out…book your private tour today!

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