



**3095 Cottonwood Way SW
Medicine Hat, Alberta**

MLS # A2293787



\$768,900

Division:	Cottonwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,640 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage P		
Lot Size:	0.43 Acre		
Lot Feat:	Back Yard		

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

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)

Inclusions: Fridge, Stove, BI Dishwasher, Garburator, Central Air Conditioner, Central Vacuum & attachment, Ceiling Fans, Garage Door opener & remote, Hot tub, Underground sprinklers, Washer, dryer,

Discover everything Cottonwood has to offer in this beautifully designed home, perfectly suited for family living and entertaining alike. From the spacious entry and bright, welcoming living room filled with natural light, to the well-appointed kitchen featuring solid wood cabinetry, a large island with prep sink, gorgeous granite countertops with neutral and beautiful backsplash, every space feels both functional and inviting. The main floor enjoys 2 spacious bedrooms including a beautiful primary suite with everything you need. The lower level enjoys an exceptionally large family room, complete with additional natural gas fireplace, creates a warm and comfortable place to gather, roughed in for a wet bar to really make your entertaining dreams come true, storage, lovely full bath and two large bedrooms, perfect for kids or guests. Step outside into the large and very private yard; enjoy the covered deck, patio, hot tub, or tend to your garden, this yard is ideal for hosting friends and family or simply unwinding at the end of the day. Set on nearly half an acre, this 20,291 sq. ft. lot offers backyard street access leading toward the nearby Cottonwood Golf Course, along with a sturdy privacy fence and mature landscaping that includes lawn, shrubs and gorgeous blue spruce trees which attract birds and provide privacy year round. With two driveways, a oversized dbl attached heated garage, there is parking for more than eight vehicles plus an RV, there is no shortage of space here. All of this, just minutes from walking, biking trails, and golf all in one of the area's most desirable neighbourhoods. This is a property that truly offers space, comfort, and lifestyle all in one!!