



**24 Palisades Mews NE
Medicine Hat, Alberta**

MLS # A2294617



\$749,900

Division:	Terrace		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,295 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Environmental Reserve, Landscaped, Low Maintenance Landscape, No Neigh		

Heating:	Combination, Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Flat Torch Membrane, Membrane, Rubber	Condo Fee:	\$ 426
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Stucco, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Walk-In Closet(s), Wet Bar		
Inclusions:	Garage Shelving		

This stunning executive-style walkout bungalow offers unobstructed views of the river valley and breathtaking eastern sunrises—paired with extensive, high-end upgrades throughout. The main floor features soaring ceilings, a tiled entry, and a striking floor-to-ceiling stone fireplace feature wall. The beautifully updated kitchen showcases custom cabinetry, granite countertops, a walk-in pantry with additional counter space, and thoughtful design that blends function with style. A spacious bedroom and 3-piece bathroom complete the main level. The fully upgraded lower level is designed for comfort and retreat, featuring a large primary suite with a spa-like ensuite including a soaking tub, marble shower, makeup vanity with sink, and a massive walk-in closet with built-in shelving and drawers. Additional highlights include a wet bar, office nook, in-floor heating, and a second family room with walkout access to a private patio with sunshade. Luxury vinyl plank flooring, updated lighting, and fresh paint further enhance the home’s appeal. A heated double garage with epoxy-coated floors adds both function and style. Enjoy both upper and lower outdoor spaces with a top balcony and walkout patio, offering a private setting to take in the incredible views. The seamless indoor-outdoor flow makes this home ideal for both everyday living and entertaining, all within a quiet and private setting.