



**70 Ross Glen Crescent SE  
Medicine Hat, Alberta**

**MLS # A2295206**



**\$485,000**

<b>Division:</b>	Ross Glen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,764 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Underground Sprinklers, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters		

**Inclusions:** Work shop 9'X24', shed

Spectacular quiet crescent location for this renovated/well maintained home, back onto city park/green space with walking trails. minutes walk to schools and shopping. Spacious front landing to formal living room and dining room. Beautiful maple kitchen/tile back splash/granite counter, including appliances. Dinette with garden door to 2 tier permitted composite decking over looking back yard, vinyl fence. Steps to the 9'X24' insulated work shop with power - great for hobbies or storage. 2nd shed. Main floor family room/wood fireplace/gas line with brick feature wall. Patio door to deck. Main floor laundry and 2 pcs. power room. Basement developed with huge family room and office. Upper level with primary bedroom for your king size bed, walk-in closet and large tile/glass shower, double vanity/granite counter/tile back splash. 2 more bedrooms and 4 pcs. main bath. Front RV parking width 10'11" X length 54'. Some newer windows, 2 force air furnaces (one is 4 months old) 2 central air conditioners.