



**4, 3345 10 Avenue SW
Medicine Hat, Alberta**

MLS # A2297063



\$695,000

Division:	Cottonwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow with Loft		
Size:	1,783 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Cul-De-Sac, Environmental Reserve, Greenbelt, Landscaped, No Back Lane,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 495
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, BI Dishwasher, Garburator, Microwave, Trash Compactor, Washer, Dryer, Central Air, Garage Door Opener & Remote, Water Softener "As Is", Central Vacuum & Attachments

Say Hello to your DREAM retirement villa. Opportunities like this are rare. Featuring 3347 Sq ft of total living space, this is the largest unit in the community. Originally built by the developer as the show and sales suite, which means it was designed to impress from day one and has never let up since. Featuring an open concept with vaulted ceilings, a unique loft space makes a stunning private office, main floor spacious primary bedroom and a walk-out basement that adds flexibility. And the privacy? You'll feel worlds away from your neighbours while still being part of an exclusive adult living community where properties almost never come available. Wake up to breathtaking sunrises, iconic views of the Medicine Hat Teepee, natural grasslands and the lush green of Cottonwood Golf Course; all from the comfort of home. This is peaceful, private, and perfectly positioned. The bones are exceptional. The setting is unmatched. Now it's ready for your personal touch to transform it into the dream oasis you've been picturing. Start dreaming, book your favourite contractor, and then start packing.