



**59 Taylor Boulevard SE
Medicine Hat, Alberta**

MLS # A2298015



\$950,000

Division:	Ross Glen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,546 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind, See Remarks,		

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

Features: Beamed Ceilings, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: All TV's (3 indoor + outdoor + mounts), Washer, Dryer, Fridge, Oven, Microwave, Dishwasher, Gas Cooktop, Weight Room Equipment (Treadmill, Boxing Stand, Weight Bench, Lat Machine), C/A, Window Coverings, Central Vac + Attachments, Garage Door Openers + Controls, Garage Heater, Firetable on Lower Patio, 4 Basement Bar Stools, 4 Kitchen Stools, Bar Fridge

Executive Two-Storey Backing the Coulees | Fully Renovated | Triple Garage - Welcome to 59 Taylor Blvd SE—an extensively renovated executive two-storey backing directly onto the coulees and walking paths, offering unmatched privacy, no rear neighbours, and breathtaking views. Renovated throughout in 2019 by Kenco Renovations, this home showcases elevated design, custom architectural detail, high-end finishes, and exceptional attention to detail. Adding even more value, the home also features brand new asphalt shingles. The main floor makes an immediate impression with dramatic vaulted ceilings accented by striking custom exposed beams, oversized windows, and a sophisticated modern palette that fills the space with natural light. Durable vinyl flooring runs throughout, while the formal living room creates a stunning focal point with its scale and architectural character. The formal dining room is perfectly positioned to capture the coulee views and can be closed off from the kitchen with a stylish barn door—ideal for entertaining. The chef’s kitchen is a true centrepiece, designed for both everyday living and entertaining, featuring granite countertops, custom cabinetry, a massive eat-at island, built-in wall oven and microwave, gas cooktop with a statement custom hood fan, premium appliance integration, and panoramic views from the bright breakfast nook. The adjoining family room offers a cozy gas fireplace and direct access to the upper covered deck. This level also includes a private office, a beautifully appointed laundry room with built-in cabinetry, a 2-piece powder room, and access to the fully finished heated 28x27 triple attached garage. Upstairs, the primary retreat takes full advantage of the incredible views and features a luxurious 6-piece ensuite with heated tile floors, a spacious separate walk-in shower with dual heads, a soaker tub

overlooking the coulees, dual sinks, separate water closet, and a walk-in closet. Two additional bedrooms and a 4-piece bathroom complete the upper level. The fully developed walkout lower level is designed for entertaining, featuring a massive recreation and games room, a second gas fireplace, wet bar with fridge, two additional bedrooms (one currently used as a home gym), a 3-piece bathroom with steam shower, and excellent storage space. Step outside to the beautifully landscaped backyard with patio space, green space, dog run, and direct access to the walking paths—perfectly positioned to enjoy this exceptional setting. Additional features include two newer furnaces, two A/C units, and average utilities of \$390/month. This is a rare opportunity to own a turn-key executive home in one of Medicine Hat's most sought-after locations, offering timeless quality, exceptional functionality, and unbeatable coulee views.