



**1119 Bullivant Crescent SW
Medicine Hat, Alberta**

MLS # A2300716



\$549,900

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|------------------|--|---------------|-------------------|
| Division: | SW Hill | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split | | |
| Size: | 2,456 sq.ft. | Age: | 1957 (69 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, O | | |
| Lot Size: | 0.27 Acre | | |
| Lot Feat: | Corner Lot, Landscaped | | |

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|--------------------|---------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl | Sewer: | - |
| Roof: | Concrete, Tile | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Aluminum Siding , Brick, Metal Siding | Zoning: | R-LD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Storage | | |

Inclusions: Fridge, stove, dishwasher built-in, microwave hood range, washer & dryer, shed, garage door openers x2, ceiling fans, gas stove, fridge, window coverings,

An exceptional opportunity on a large corner lot in the desirable SW Hill area. This well maintained 3 level split offers over 2,000 sq. ft. of developed living space, combining functionality, character, and pride of ownership throughout. The main floor welcomes you with a bright and inviting living room featuring hardwood floors and a cozy gas fireplace framed with classic brick accents. The kitchen is thoughtfully designed with granite countertops, a center island, ample cabinetry, and a convenient breakfast nook, while the separate dining area provides the perfect space for hosting and everyday living. Upstairs, you’ll find 4 generously sized bedrooms and a full 4-piece bathroom, including a primary suite complete with its own 2-piece ensuite. The third level offers added versatility with access to the heated double attached garage and workshop, along with a stunning enclosed four season sunroom; an ideal retreat for plant lovers or a relaxing year-round space. The fully developed basement features a self contained suite with its own private entry, furnace, and hot water tank. This space includes a living room, bedroom, 4-piece bathroom, laundry area, and a functional summer kitchen—perfect for extended family or added income potential. Outside, the maturely landscaped yard offers plenty of room for family enjoyment, while the large driveway and heated double garage provide ample off-street parking. A solid, well cared for home in a great location—ready for its next owners to move in and enjoy.