



**2672 12 Avenue SE
Medicine Hat, Alberta**

MLS # A2300795



\$589,000

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|------------------|--|---------------|-------------------|
| Division: | Connaught | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,451 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, No | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Concrete, Stucco, Wood Frame | Zoning: | R-LD |
| Foundation: | Poured Concrete, See Remarks | Utilities: | - |
| Features: | No Smoking Home, Sauna, See Remarks, Wet Bar | | |

Inclusions: hot tub, sauna

Welcome to this exceptionally well-built home backing directly onto the 9th hole of Connaught Golf Course, offering beautiful views and a peaceful, park-like setting where you can enjoy the rhythm of the course from your own backyard. Constructed with quality and durability in mind, this home showcases extensive high-end brick construction both inside and out, with rich brick and stone detailing throughout that reflects the craftsmanship of its original builder, a skilled bricklayer. One of the home's most impressive features is something you may not immediately notice, but will certainly appreciate. The main floor is built on a solid "pre-cast", "pre-tension" hollow core concrete floor system rather than traditional wood framing, a method more commonly found in commercial construction. This engineered system uses high-strength, factory-produced concrete panels with internal steel reinforcement, designed to deliver exceptional structural performance. The result is a home that feels remarkably quiet, incredibly solid underfoot, and far more durable than conventional wood construction. It also offers enhanced fire resistance and reduced vibration, creating a level of comfort, safety, and longevity that is rarely found in residential properties. The spacious layout features a sunken living room centered around a striking brick gas fireplace, while the fully developed lower level includes a warm and inviting family room with a wood-burning fireplace, perfect for unwinding after a long day on the course. The large master bedroom serves as a private retreat, complete with a walk-in closet, ensuite, and direct access to a screened-in sunroom that is perfect for enjoying quiet mornings or relaxing evenings while overlooking the fairway. The home offers two bedrooms on the main level and two in the basement. Outside, the beautifully landscaped yard is designed for both relaxation and

entertaining, with a large back deck and a hot tub that take full advantage of the golf course setting. Whether you're watching early morning tee-offs or the occasional search through the rough, there's always something to keep things interesting. The home also features two furnaces for efficient zoned heating, central air conditioning for summer comfort, and a double attached garage. The roof is in excellent condition, and numerous updates have been completed throughout the home. Ideally located close to grocery stores, banks, schools, and other everyday amenities, this property offers a rare combination of quality construction, thoughtful design, and an outstanding location—perfect for those who appreciate a home that's as solid as their swing and just a little more consistent.