



GRASSROOTS
REALTY GROUP

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**34 Palisades Way NE
Medicine Hat, Alberta**

MLS # A2174551

\$804,373



Division:	Terrace		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,167 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Street Lighting, Underground Spr		

Heating:	High Efficiency, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Vinyl, Membrane, Mixed, Rubber	Condo Fee:	\$ 376
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, ICFs (Insulated Concrete Forms), Mixed, Stucco, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

The Palisades welcomes you to this exquisite executive condominium, a stunning 2-storey walkout that perfectly combines luxury and comfort. Nestled alongside the river valley, this home offers unparalleled views and features an rough-in for a future elevator for your convenience. Upon entering, you'll be captivated by the expansive windows that frame the spectacular river valley, creating a bright and airy ambiance throughout. The main floor boasts a spacious open-concept design, seamlessly blending the living room and kitchen areas. The gourmet kitchen, with ample counter space, is perfect for entertaining or enjoying quiet meals. An adjacent bedroom provides a serene sleeping area for guests, while a 3-piece bathroom adds to the main floor's functionality. Ascend to the lower level, where the primary bedroom serves as a private retreat. Here, you'll find large windows that radiates the natral light, a private patio for relaxing outdoors, and a huge 5-piece ensuite with luxurious finishes. The walk-in closet provides ample storage, completing this perfect sanctuary. The lower level is designed for comfort and leisure, featuring a large family room with more of those impressive windows that flood the space with natural light. A laundry room/furnace room, ensuring all your needs are met. Every detail of this home has been thoughtfully designed to maximize the stunning natural surroundings while providing all the modern amenities close by. Experience the best of luxury living with this exceptional river valley condominium. The Palisades is in the final phase with only (5 sold one now only 4) units left to choose from, these last units have some impressive layouts. So don't be disappointed at this stage, you have time to choose your own finishings to your tastes. Come on out and take a look at the Show Home on site. The Price on this unit includes

the GST.