



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**19 Clematis Court SE
Medicine Hat, Alberta**

MLS # A2203945



\$474,900

Division:	Connaught		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,269 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Skylight(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Automatic underground sprinklers, Garage door openers and remotes, Garden shed

A superior Connaught cul-de-sac location and backing onto the second fairway of Connaught Golf and Country Club and with an exceptional 80 foot frontage to allow for a large 25' X 26' double garage plus RV Parking, A superb neighborhood and a lot that is difficult to equal. New shingles and new garage door both installed in 2021. The very spacious and open living room has a brick wood burning fireplace, skylight and patio doors opening to a large (20' X 12') covered deck (low maintenance decking) with a panoramic view of the beautifully landscaped yard and the serenity of the golf course. On this level you will also find an eat in kitchen and a dining area. On the upper level you will find the master bedroom with a 2 piece ensuite and a wonderful view of the golf course. Also on this level is a second bedroom. On the third level is a third bedroom, a 3 piece bathroom and an office/den also with a brick fireplace. On the lower level is a large family/games room plus a good sized utility/storage room. Lot size is 81.22 Front X 80.0 Rear X 121.77 West X 110.0 East. A full appliance package is included.... Worth noting... This property is absolutely in very clean condition