



**GRASSROOTS**

REALTY GROUP

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**37 Buttercup Court SE  
Medicine Hat, Alberta**

**MLS # A2291199**

**\$519,900**



<b>Division:</b>	Connaught		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Wood Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** full size bar fridge, stools

It all starts with a spacious entry..warm welcoming colours and an original design to create this home of distinction located in coveted Connaught. The spacious living room to your right has a cathedral ceiling, a majestic stone fireplace, oak hardwood flooring and beautifully crafted use of window light. To your left the formal dining room with a perfect wall for a china cabinet and hardwood floors. The heart of the home is the well designed newly renovated island kitchen with newer flooring, some newer appliances and cabinets. There is a new door from eating area to a new deck outside the kitchen. The wall in dining room and kitchen feature an etched glass partition that overlooks the family room on the third level. This gives an incredible flow of space and light. The primary bedroom has a three piece ensuite with new shower and toilet and a walk in closet. The second of the three bedrooms on this level has patio doors that lead to the covered deck. Just one more thing to make you fall in love with this home. You have a terrific well designed third level with family room, fourth bedroom, fireplace, three piece bath with new shower and walk out to the back yard. The walk out family room gives you access to the patio, beautifully landscaped yard with fire pit area, underground sprinklers and view. The fourth level has another family room with bar and tons of storage. This level would make a super games room! This home is in a coveted location. It backs onto a green strip just steps away from the golf course. It is private and well treed. You are just minutes away from all amenities including parks, schools and shopping. Additional features include, newer shingles, central air, gas hook up for Bar b Que, attached double garage with newer driveway, direct entry to home from garage, shelving and cabinets in garage, newer taps, new paint, some newer flooring, new furnace,

new central air, new hot water tank, granite counter tops, new patio doors off kitchen to new deck, front beam repair, new decking, tree removal and leaf filters gutter guards and so much more. Super newer appliance package. Plumbed for main floor laundry. New flooring in fourth level and bedrooms. You and your family deserve a home of this quality. Call for your private viewing.