



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**24 Palisades Mews NE  
Medicine Hat, Alberta**

**MLS # A2294617**



**\$749,900**

<b>Division:</b>	Terrace		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Environmental Reserve, Landscaped, Low Maintenance Landscape, No Neigh		

<b>Heating:</b>	Combination, Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Flat Torch Membrane, Membrane, Rubber	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Siding, Stucco, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Garage Shelving		

This stunning executive-style walkout bungalow offers unobstructed views of the river valley and breathtaking eastern sunrises—paired with extensive, high-end upgrades throughout. The main floor features soaring ceilings, a tiled entry, and a striking floor-to-ceiling stone fireplace feature wall. The beautifully updated kitchen showcases custom cabinetry, granite countertops, a walk-in pantry with additional counter space, and thoughtful design that blends function with style. A spacious bedroom and 3-piece bathroom complete the main level. The fully upgraded lower level is designed for comfort and retreat, featuring a large primary suite with a spa-like ensuite including a soaking tub, marble shower, makeup vanity with sink, and a massive walk-in closet with built-in shelving and drawers. Additional highlights include a wet bar, office nook, in-floor heating, and a second family room with walkout access to a private patio with sunshade. Luxury vinyl plank flooring, updated lighting, and fresh paint further enhance the home’s appeal. A heated double garage with epoxy-coated floors adds both function and style. Enjoy both upper and lower outdoor spaces with a top balcony and walkout patio, offering a private setting to take in the incredible views. The seamless indoor-outdoor flow makes this home ideal for both everyday living and entertaining, all within a quiet and private setting.