



**GRASSROOTS**  
REALTY GROUP

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**6 Bluebell Court SE  
Medicine Hat, Alberta**

**MLS # A2303460**



**\$964,900**

<b>Division:</b>	Connaught		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,942 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Environmental Reserve, Front Yard, Landscaped, La		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

Stunning 1,941 sq ft walkout bungalow offering a rare blend of luxury, privacy, and natural beauty. Backing and siding onto Connaught Pond and a serene nature reserve, this home delivers breathtaking views and an unmatched sense of tranquility. Step inside to soaring vaulted ceilings adorned with rich cedar planking and expansive floor-to-ceiling windows that flood the space with natural light. The main floor showcases hand-scraped hickory hardwood throughout, creating a warm and upscale feel. The chef-inspired kitchen features upgraded stainless steel appliances, including a dual fuel 36" range, complemented by a convenient butler's pantry—perfect for entertaining. French doors lead to a full-length deck where you can relax and take in the peaceful surroundings. The primary suite is a true retreat, complete with private deck access, a welcoming ensuite with double vanities, and thoughtful design throughout. A steam shower on the main level adds a spa-like touch. Designed with flexibility in mind, the mudroom includes additional laundry hookups, while the fully developed walkout basement has been built for full accessibility. Located in a quiet, peaceful neighbourhood yet centrally situated, this home also features a triple attached garage and exceptional indoor-outdoor living. A rare opportunity to own a beautifully appointed home in an unbeatable setting.