



**7 Chinook Place SW  
Medicine Hat, Alberta**

**MLS # A2304143**



**\$675,000**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,251 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Washer/Dryer

7 Chinook Place SW Exquisite Westbuilt Executive Home in Prestigious SW Hill 4 Bedrooms | 3.5 Bathrooms | 2,143 SF Above Grade | Triple Car Garage Experience the perfect blend of luxury, convenience, and breathtaking natural beauty in this custom-built 2-storey residence. Tucked away in a quiet, highly sought-after SW Hill cul-de-sac, this home offers an unbeatable location just minutes from the Regional Hospital, downtown amenities, and seamless access to the #1 Highway. Interior Highlights &bullet; Open-Concept Living: The main floor is designed for both comfort and large-scale entertaining, featuring a spacious living room that flows seamlessly into a chef-inspired kitchen. &bullet; Chef's Kitchen: Anchored by a generous island and a large corner pantry, this space comes complete with a full appliance package and transitions effortlessly into a bright, inviting dining area. &bullet; Main Floor Versatility: Includes a private office/den&mdash;perfect for those working from home&mdash;plus a conveniently located mudroom/laundry area (washer & dryer included) just off the garage entrance. &bullet; Upper Level Sanctuary: The second floor boasts a sprawling primary suite complete with a massive walk-in closet and a luxurious 5-piece en-suite. &bullet; The "Wow" Factor: Retreat to the massive bonus room situated above the garage. Featuring stunning, panoramic views of the river valley, this is the ultimate space for a home studio, media room, or secondary relaxation retreat. Entertainment & Utility &bullet; The Ultimate Garage: A car enthusiast's dream, this oversized 26'x34' triple-car garage provides unmatched space for vehicles, a workshop, and hobby storage. &bullet; Fully Developed Basement: Recently updated and ready for guests or family, this level features a large games room, a dedicated entertainment space, a

4th bedroom, and a full 4-piece bathroom. • Outdoor Living: Step out from the dining area onto your private, covered patio. Overlooking a beautifully landscaped backyard, this is your tranquil oasis to enjoy the best of Medicine Hat's seasons. Why You'll Love Living Here. Whether you are prioritizing quick access to regional medical services or seeking a peaceful, family-oriented cul-de-sac lifestyle, this Westbuilt home delivers on every front. Schedule your private viewing today to experience the premium craftsmanship of 7 Chinook Place SW for yourself.