



**1248 Parkview Drive NE  
Medicine Hat, Alberta**

**MLS # A2305241**



**\$739,900**

<b>Division:</b>	Park View		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,714 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	City Lot, Landscaped, No Back Lane, No Neighbours Behind, Underground S		

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

**Inclusions:** Pool Table, Shed

Experience elevated living in this exceptional 1 $\frac{1}{2}$ -storey residence offering over 2,700 sq. ft. of thoughtfully designed space, where timeless craftsmanship and refined finishes create an unforgettable first impression. With 4 bedrooms and 4 bathrooms, this home is bathed in natural light, enhanced by expansive windows that frame stunning views from nearly every angle. Perfectly positioned across from the Medicine Hat Golf Course and backing onto open space, this property offers a rare combination of privacy and prestige. Rich oak detailing flows throughout, adding warmth and sophistication. The main level showcases an inviting family room anchored by a wood-burning fireplace with a striking stone mantel, a well-appointed laundry area, and a private guest retreat with direct access to the backyard through elegant sliding doors. The upper level is highlighted by an oversized primary suite designed as a true sanctuary, featuring a luxurious full ensuite, custom walk-in closet, and private balcony with breathtaking views. An additional bedroom, full bath, and a bright, versatile office complete with its own patio access offer flexibility for modern living. Designed with entertaining in mind, the fully developed lower level is nothing short of spectacular. Flooded with natural light from large windows, this space features an expansive family room, full bar, games area, and a second wood-burning fireplace, creating the perfect setting for gatherings both large and intimate. A 3-piece bath, sauna room, and direct access to the secluded backyard complete this level. A rare offering defined by quality, character, and an unparalleled setting, this is a home that must be experienced to be truly appreciated. Arrange your private viewing today and discover a lifestyle of comfort, elegance, and distinction.