



**GRASSROOTS**

REALTY GROUP

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**30 Harris Street SW  
Medicine Hat, Alberta**

**MLS # A2306072**



**\$995,000**

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,013 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Environmental Reserve, Garden, Landscaped, Secluded, Undergr		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge, Freezer, Gas Stove Top, Double ovens, BI dishwasher, Range hood, Garburator, Washer, Dryer, Window coverings, Heater in garage, Side Drive Garage door openers and remote(s), exhaust fan in garage, shed/playhouse, underground sprinklers, central air, TV and Mount in dining room, Built-in speakers,

Welcome to one of the most exceptional homes to hit the market inside city limits AND the location is spectacular! The South Sask. River, Pathways and Natural parkland right out your front door! Custom built by BROST, one of our cities premiur builders, with architectural precision, this rare and stunning executive residence is set on a quiet street in the core of the city. With over 3,000 sqft above grade, of thoughtfully designed living space, with 4 bedrooms all on one floor, there is room to entertain, create special moments, and truly enjoy life! From the moment you step inside, the attention to detail is undeniable. The soaring ceilings and dramatic 20ft tile feature wall greet you at the entrance, while the front living room offers a large picture window and stunning fireplace. The heart of the home is the award-winning chefs' kitchen, with endless cabinetry, granite countertops, lovely stainless steel appliances, double ovens, 2 sinks, floor-to-ceiling windows, and an oversized butler's pantry make this space as functional as it is beautiful. The upper level is your private retreat, four generous bedrooms including a spa-inspired master ensuite, walk-in closet, and private deck. A massive family room with wet bar, vaulted ceilings, and the perfect river views from the front deck completes the picture. Even the nearly quadruple garage impresses with radiant heat, storage mezzanine, floor drain & hot and cold water, and plenty of room for a car lift. The basement was built for amazing storage, to create your dream gym or "Man Cave"! Outside is awesome, there are patios and deck areas, a charming built to last shed with a private playhouse, gas lines for fire tables or BBQ's, underground sprinklers front and back, and garden beds, all round out this incredible property. This is truly a special home! Welcome Home!