



**14 Cottonwood Court SW
Medicine Hat, Alberta**

MLS # A2307213



\$614,900

Division:	Cottonwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,595 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Pool table, shed

Welcome to this beautifully maintained 1,595 sq ft bungalow in the highly sought-after Cottonwood community—offering the perfect blend of comfort, space, and convenience. Ideally located near scenic walking paths with quick access to the Trans-Canada Highway, this home is perfectly positioned for both relaxation and commuting. The main floor features soaring vaulted ceilings and a bright, open layout, complemented by stainless steel appliances and a functional kitchen with corner pantry. You’ll find three spacious bedrooms on the main level, including a well-appointed primary suite complete with a 4-piece ensuite. Main floor laundry and abundant storage add everyday practicality. Downstairs, the fully developed basement impresses with high ceilings, a cozy gas fireplace, and a massive family room—perfect for entertaining or relaxing. Two oversized bedrooms, a 3-piece bathroom, and space for a pool table complete the lower level. Outside, enjoy the low-maintenance xeriscaped backyard and durable stucco exterior. The triple attached garage offers ample space for vehicles, storage, and hobbies. A newer roof adds peace of mind. A fantastic opportunity to own a spacious, well-designed home in a desirable neighbourhood—this one checks all the boxes.