



GRASSROOTS
REALTY GROUP

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**16 Palisades Mews NE
Medicine Hat, Alberta**

MLS # A2307588



\$649,900

Division:	Terrace		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,277 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, No Neighb		

Heating:	Central, High Efficiency, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt, Flat Torch Membrane, Flat, Membrane, Mixed, Rubber	Condo Fee:	\$ 426
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, ICFs (Insulated Concrete Forms), Mixed, Stucco, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, Storage		
Inclusions:	N/A		

This stunning executive condo offers breathtaking, unobstructed views and features two primary bedroom suites, one on the main floor and one on the walkout lower level. Designed with a beautiful open-concept layout, the main floor showcases a spacious primary retreat complete with a luxurious 5-piece ensuite, along with a bright living and dining area and an additional 2-piece bathroom. The kitchen is both stylish and functional, featuring a sit-up bar, beautiful solid raised maple cabinetry, and granite countertops—perfect for entertaining or everyday living. Solid oak doors, wide oak baseboards, and expansive floor-to-ceiling windows flood the home with natural light while framing spectacular views of the South Saskatchewan River, surrounding coulees, and unforgettable sunrises. The fully developed walkout lower level is equally impressive, featuring in-floor heating and ICF party wall construction for added comfort and efficiency. This level offers a second primary bedroom suite with its own private 3-piece ensuite, as well as a dedicated office space and laundry room. Enjoy seamless indoor-outdoor living with a balcony off the main floor dining area and a covered lower-level patio—both perfect for taking in the scenery year-round. Completing the home is an attached heated double garage with epoxy flooring and built-in cabinetry, providing both convenience and ample storage. As an added benefit, condo fees have been prepaid through the end of the current year, and a \$5,000 contribution to the condominium reserve fund will be provided for the benefit of the new owner.