



**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 offering breathtaking, unobstructed views and a two-bedroom, three-bathroom designed with a beautiful open-concept layout. The main floor features a spacious primary bedroom retreat complete with a luxurious 5-piece ensuite, with a bright living and dining area and an additional 2-piece bathroom. The kitchen is both stylish and functional, showcasing a sit-up bar, beautiful solid raised maple cabinetry, and granite countertops—perfect for entertaining or everyday living. The solid oak doors throughout with wide oak baseboards and expansive floor-to-ceiling windows flood the space with natural light and frame spectacular views of the South Saskatchewan River and surrounding coulee, along with unforgettable sunrises. The fully developed walkout lower level is equally impressive, featuring in-floor heating and ICF construction (party walls) for added comfort and efficiency. This level includes a second bedroom with its own 3-piece bathroom, a dedicated office space, and a 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 with attached heated double car garage with epoxy flooring, with built-in cabinetry offering both convenience and ample storage.