



**35 Horner Court NE  
Medicine Hat, Alberta**

**MLS # A2308509**



**\$859,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	2,600 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Stone Counters, Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, B/I Double ovens, B/I microwave, window coverings, 2 storage sheds, washer, dryer, pool equipment, garage door openers and remotes, garburator (as-is), TV wall mounts, all shelving att in garage, mini fridge in the TV room

Welcome to your own private backyard oasis! This stunning 5-level split offers over 2,600 sq ft of beautifully renovated living space, with extensive updates completed throughout the past 3 years. From top to bottom, this home has been thoughtfully transformed and is truly move-in ready. Step outside and prepare to fall in love. The incredible outdoor space features an 18 x 36 in-ground pool with an automatic cover, surrounded by gorgeous concrete and paving stone work designed for both entertaining and relaxation. A stylish tiki shack and gazebo area provide the perfect place to unwind, host guests, or enjoy warm summer days in your own resort like retreat. New fencing surrounds the space, while a separate parking area offers ample room for a large RV and additional vehicles. The front exterior has also been beautifully updated with a new driveway and garage door, adding to the home's exceptional curb appeal. Inside, nearly every detail has been updated, including the kitchen, flooring, countertops, cabinetry, windows, lighting, appliances, air conditioning, furnace, and hot water on demand system, giving you modern comfort and peace of mind throughout. This is more than just a home, it's a lifestyle property designed for making memories with family and friends. Rarely do properties like this come available!