



**GRASSROOTS**  
REALTY GROUP

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**312 1 Street SE  
Medicine Hat, Alberta**

**MLS # A2310444**

**\$2,500,000**



<b>Division:</b>	SE Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,923 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Insulated, Off Street, Quad or More Attached, RV /		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Landscaped, Private, Underground Sprinklers, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, cooktop, built-in oven, built-in microwave, dishwasher, pantry fridge, pantry wine fridge, kitchen beverage fridge, garburator, washer and dryer (x2), window coverings, hot tub, gazebo, gas fire table, pool equipment, central air conditioning, garage door openers with remotes (x2), All exterior speakers and sonos amp & sonos subwoofer.

Discover a truly exceptional riverfront residence situated on a rare, nearly 1/2 acre lot in the heart of Medicine Hat's historic First Street District, where natural beauty, refined living, and everyday convenience converge. Perfectly positioned along the South Saskatchewan River, this stunning property offers breathtaking views, with property lines extending directly to the water, providing private river access while also offering immediate access to scenic pathways and being just steps from downtown amenities including coffee shops, bakeries, restaurants, and boutique shopping. The main level presents an open and elegant design, highlighted by a coffered-ceiling living room, expansive dining area, and a thoughtfully refreshed, chef-inspired kitchen. This impressive space features dual islands, custom cabinetry, Taj Mahal quartzite paired with black honed leathered granite countertops, updated plumbing fixtures, and a thoughtfully curated mix of high-end appliances. The adjoining butler's pantry is equally well appointed with a full-size refrigerator, wine fridge, sink, and additional storage. Floor-to-ceiling windows perfectly frame the riverfront setting, filling the home with natural light. The primary suite is thoughtfully situated on the main floor, offering a private deck, a spa-inspired ensuite with double vanities and a soaker tub, and a spacious walk-in closet complete with built-in laundry. Upstairs, dual staircases lead to three generously sized bedrooms, all with walk-in closets. Two bedrooms feature beautifully finished ensuites, while a versatile bonus room above the garage and a second laundry area add both comfort and functionality. One bedroom includes cork flooring, abundant natural light, and an infrared sauna, offering flexible use to suit your needs. The lower level offers over 2,000 sq ft of versatile space, ideal for recreation,

entertaining, or future customization to suit your lifestyle. The outdoor living experience is equally impressive. A heated saltwater pool complete with a custom fiberglass waterslide and swim spa provides endless enjoyment, while a gas fire pit creates the perfect setting for evening relaxation. The mature landscaping, including fruit trees, a private gazebo, and a charming treehouse, enhances the property's park-like atmosphere. Additional highlights include fresh interior paint, updated designer lighting throughout, and a spacious heated quad garage (23' x 21' x 44') with ample additional parking. This is more than a home—it's a rare riverfront retreat offering a seamless blend of luxury, lifestyle, and location.