



**88 Cypress Way SE
Medicine Hat, Alberta**

MLS # A2310780



\$599,000

Division:	Southview-Park Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,706 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, See Remarks, Vinyl Windows		

Inclusions: Negotiable

Rarely does a property offer this much flexibility for family living, entertaining and recreational storage in one package. With over 2,700 sq ft of finished living space, five bedrooms, four bathrooms, extensive RV parking, a private courtyard-style backyard, plus one of the most versatile bonus spaces you will find inside the city. The feature that sets this home apart is the incredible 40' x 22' attached bonus room. Currently designed as an impressive theatre and recreation space with a 172" screen, audio setup, wet bar, and home gym area, this nearly 850 square foot room opens the door to so many possibilities. Use it as a family theatre, games room, fitness studio, home business, day home, yoga studio, hobby room, guest retreat, nanny quarters, or future income suite. This space is complete with its own climate control, and is attached seamlessly to the home with no stairs between the main home and bonus area, which creates excellent potential for accessible living, wheelchair-adaptable use, or a private main-level living quarters for someone with mobility needs. The main floor is practical, bright, and comfortable, with a welcoming living room, dining area, functional kitchen, office space, backyard access, main-floor laundry, garage access, and a convenient bathroom. Upstairs offers three bedrooms, including the primary bedroom with ensuite, while the lower level adds additional bedrooms, bathroom space, storage, and flexibility for family, guests, teenagers, or work-from-home needs. This home has also seen important upgrades for comfort and peace of mind, including an energy-efficient furnace, upgraded PVC windows and garden doors, shingles with new sheeting and ridge venting, updated paint, interior doors, ensuite improvements, vinyl flooring, and brand-new carpet in May 2026. Outside, the property continues to deliver. The low-maintenance, fully

fenced private yard is built for relaxing and entertaining, with a brick courtyard, gazebo-covered patio, deck space, and a gas line for the BBQ. The attached garage plus 65' of RV parking gives you room for the motorhome, boat, trailer, work vehicle, or all the extras that are hard to store at a typical city property. A rare combination of space, function, parking, privacy, and upgrades. With quick possession — 88 Cypress Way SE deserves to be seen in person. This property delivers a lifestyle that's difficult to find anywhere else in Medicine Hat.