



**1277 Crockford Crescent NW
Medicine Hat, Alberta**

MLS # A2315871



\$375,000

Division:	Northwest Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	962 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Rear Drive		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Vinyl Windows		

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, All Window Coverings, , Central Air Conditioner, Cupboard in Laundry Room, Shelving in Shed, Cabinet in Garage, Compost Bin, 3 Rain Barrells, TV Wall Mount in Living Room. 2 Garage Door Opener & 3 Remotes. Central Vac "As is" - never used.

Welcome to 1277 Crockford Cres NW. This well-maintained 2+1 bedroom bungalow offers a thoughtful layout, numerous updates, and a private backyard retreat in a quiet location. This home was originally designed with three bedrooms on the main floor. Before the current seller purchased the property 20 years ago, two bedrooms were combined to create a spacious primary suite with a large sitting nook and extensive built-in closets. The main level features a bright living room, kitchen, and dining area, along with ample cabinetry and updated stainless steel appliances. The lower level includes new vinyl plank flooring, a third bedroom, a family room with a bonus area, a modern three-piece bathroom with a shower, and a laundry room with a newly finished epoxy floor. The backyard offers exceptional privacy and a peaceful setting, with plenty of deck space for entertaining. Mature perennial plants, bushes, and shrubs add charm and colour throughout the yard. Gardeners will appreciate the dedicated garden area for growing fresh vegetables. The 26 x 24 detached garage includes a newer heater and comfortably accommodates two large vehicles. Additional updates include new concrete completed last year, metal roofing on both the house and garage, a new back door, updated vinyl windows, and fresh paint throughout. Located on a quiet crescent with alley access, this home is within walking distance of several schools, the Co-op Shopping Centre, the Leisure Centre, and nearby walking and biking trails. Book your showing today to experience all this lovely home has to offer.