



**447 Spruce Way SE
Medicine Hat, Alberta**

MLS # A2316522



\$1,300,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,227 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Greenbelt, Irregular Lot, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to 447 Spruce Way. This type of property rarely comes available in Medicine Hat. Sitting on a very large lot this home offers an attached 3 car heated garage with RV parking and 50 amp service conveniently located next to the home. A separate 2 car heated garage with back alley access is also included. The back yard is landscaped with beautiful flower beds trees and shrubs and includes a play ground area. Enjoy the relaxing patio ares to entertain guests and watch your favourite movies or sports programs out doors. Indoors you will see that the home has been upgraded with no expense spared. The kitchen includes custom maple cabinets with extra shelving and unique corner pull out shelves along with granite countertops and high end appliances. Extensive tile and maple hardwood flooring throughout the home. Bathrooms and laundry room cabinets match the kitchen. Large living room and separate dinning room provide comfort and entertainment for the family. The upper floor has a primary bedroom with ensuite as well as 2 other bedrooms and a 4piece bathroom. The basement is fully finished and provides 2 more bedrooms as well as a large area for living room and recreation room space. Home has 2 furnaces and 2 hot water tanks. This home is move in ready.