



**37 Cooper Road SE  
Medicine Hat, Alberta**

**MLS # A2317661**



**\$498,900**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,111 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, BI Dishwasher, Garburator, Microwave, Ceiling Fan(s), Garage Door Opener(s) & remote, Window coverings, central vac w/attachments, Underground sprinklers, Central A/C, Shed,

Welcome Home! This beautifully maintained family home offers all kinds of space for living well. The long-time owners have continuously updated and maintained this home over the years, including a custom Wood Visions kitchen with a corner pantry and access to a lovely sun/BBQ deck that buyers will adore! Featuring 3 bedrooms up, with a primary that enjoys a full ensuite and walk-in closet, an additional bedroom on the main that makes an incredible office, an attached heated garage, main floor laundry, and a very recently renovated basement that's the perfect gym, cozy teenager space, or flex room. Updated with paint, vinyl windows and exterior doors, shingles, and more over the years, this home is move-in ready! The yard features a wonderful covered patio for lounging on hot days and a mature yard that's got room to play. Buyers will love the central location with easy access to everything! This is a fantastic home!