



**23 Chinook Place SW
Medicine Hat, Alberta**

MLS # A2319992



\$980,000

Division:	SW Hill		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	3,875 sq.ft.	Age:	1999 (27 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Heated Garage, Insulated, Overs		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Environmental Reserve, Greenbelt, Landscaped, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: Fridge, Gas Cook Top, BI oven, Hood fan, Microwave, BI dishwasher, Kitchen table and chairs, Window coverings, Pool table & accessories, Light above pool table, Speakers & stereo equipment wired throughout home, Bar fridge, Desk & chair in main floor office, Central A/C, Underground sprinklers (as is), central Vac & attachments (as is), Security system, Washer/Dryer, Garage benches(blue), Silver garage shelves, Garage heater, 3 garage door openers and remotes, Pond (as is), Patio table & chairs, Patio swing

Welcome to one of the most impressive homes to hit the market this season. Tucked into a quiet, exclusive cul-de-sac within walking distance of the River Valley, Downtown, and the Hospital, this spacious 3,875 sq ft above-grade, fully developed residence delivers the space, style, and location that families dream about. From the moment you arrive, the striking architectural rooflines set a sophisticated tone. Step inside and you're greeted by tall ceilings, spectacular lighting, expansive windows, and living areas designed equally for elegant entertaining and comfortable everyday life. A sweeping curved staircase anchors the main level, making a lasting first impression. The upper level hosts four generous bedrooms, including a primary suite complete with a large ensuite and his-and-her walk-in closets. A standout games room is accessible from both floors, featuring a bar, pool table, and lounge. This space opens directly onto a private balcony with beautiful views, making it a space the whole family will love entertaining or spending fun evenings together. Two dedicated office spaces offer the flexibility modern households need. Including the main floor office, with beautiful views and a large wood desk. Outside, the landscaped backyard is a true retreat. Mature trees, flower beds, and a pond with a sitting areas that create a peaceful sanctuary, all backing onto a natural hillside for added privacy. With a triple heated garage, full development throughout, and an unbeatable price per square foot, 23 Chinook Place SW is ready to become your family's next chapter. Reach out today.