



**699 Taylor Road SE
Medicine Hat, Alberta**

MLS # A2320446



\$549,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,391 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Undergro		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Granite, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: NONE

Welcome to this custom built California split in the desired Taylor area..This split 4 level home offers exceptional comfort and style which you do not find everyday. Featuring 3 spacious bedrooms and 3 bathrooms is ideal for families of all sizes. The interior boasts stunning exotic engineered hardwood flooring throughout the home, with elegant granite counter tops that add warmth and sophistication to the living space. Large windows and vaulted ceilings provide abundant natural light, creating a bright and open area. Large dining area with chandelier helps create memories will entertaining the family. The kitchen has all newer appliances with a L shaped granite counter top which separates you from the dinette space with a large bay window for more natural light. The master bedroom having a 3pc ensuite and a walk-in closet, there is 2 more bedrooms and a 4pc bathroom on the upper level. the 3rd level offers a large family room with a wood burning fireplace which has been WETT inspected, with a 3pc bathroom also the laundry room. There is access to the garage thru the 3rd level. The forth level has a flex room, den, large storage area where the furnace and hot water tank are located. Outside there is a 10x12 covered deck with wood shutters for privacy also a large patio onto a landscaped yard with 2 garden sheds for lots of storage, underground sprinklers, brick defined flower beds. The front of the home has interlocking brick driveway into a 22x26 garage with a side cement sidewalk to the back yard. Vinyl fenced was installed 2014, shingles and facia were replaced 2017. The exterior of the home is maintenance free, neutral coloured brick and stucco. Call for your private showing today!!