



**120 Prairie Drive NE
Medicine Hat, Alberta**

MLS # A2320887



\$749,900

Division:	Northeast Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,301 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, B/I microwave convection oven, cook top, dishwasher, washer, dryer, window coverings, central vac w/ attachments, central a/c, TV wall mount, shed, UGS, 2x garage door openers w/remotes, garage heater, wine fridge, computer desk, hot tub

Opportunities like this don't come along often. Nestled in one of Medicine Hat's most desirable locations, this custom-built executive home offers over 2,300 sq. ft. of beautifully maintained living space, a triple heated garage, and the kind of family-friendly lifestyle that buyers dream about. From the moment you arrive, you'll appreciate the pride of ownership and thoughtful updates throughout. Inside, the main floor is designed to accommodate both everyday living and entertaining, featuring a bright open-concept layout, formal dining room, dedicated office, convenient main floor laundry, and a spacious eat-in kitchen overlooking the beautifully landscaped backyard. Step outside and discover your own private retreat. The large covered deck, hot tub, mature landscaping, and expansive yard create the perfect setting for summer barbecues, family gatherings, or simply unwinding at the end of the day. Enhanced with Gemstone exterior lighting, this home shines year-round. Upstairs, the impressive primary suite offers the perfect escape, complete with a walk-in closet and a beautifully updated ensuite. The upper level provides plenty of room for a growing family, while the fully developed basement expands your living space even further with additional bedrooms, a large family room, wet bar, full bathroom, and a versatile den that could serve as a home gym, hobby room, or additional workspace. With 5 bedrooms, 3.5 bathrooms, multiple living areas, and flexible spaces throughout, there's room here for families of all sizes to live, work, entertain, and grow. The triple attached heated garage with epoxy flooring provides exceptional space for vehicles, storage, and toys, while the location is second to none—just steps from parks, playgrounds, Police Point Park, scenic walking trails, and the Medicine Hat Golf & Country Club. Meticulously maintained and extensively

updated over the years, this is the complete package. Executive homes offering this combination of size, condition, location, and lifestyle are rarely available. Don't miss your opportunity to make this exceptional Parkview property your next home.