



**9 Cottonwood Close SW
Medicine Hat, Alberta**

MLS # A2322505



\$774,700

Division:	Cottonwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,721 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad, RV Access/Parking, RV Gated, Triple Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Rectangular Lot, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	LD -Res
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Pantry, Storage, Wet Bar		

Inclusions: In Floor Heating (garage and Basement), Wood Shelving in Garage, Shed, Fire wood (negotiable), Bar Fridge, Laundry Room Sink,

Meticulously maintained and offering over 3,300 sq. ft. of developed living space, this impressive modified bi-level is designed for both comfortable family living and entertaining. Considerable value is in the stucco exterior with brick accent, topping off the curb appeal is the extra wide, decorative concrete driveway. The 35' x 24' triple attached garage (has floor drain and IN FLOOR HEAT) provides exceptional space for vehicles, tools, and recreational equipment. Step inside to an inviting open-concept main floor featuring a spacious kitchen, dining area, and living room. The kitchen is equipped with a large island and breakfast bar, abundant cabinetry, and plenty of room for family gatherings. The bright living room showcases a gas fireplace, expansive windows, and access to the covered deck overlooking the beautifully landscaped backyard. The primary suite is a private retreat with elegant hardwood flooring, French doors, a walk-in closet, and a 4-piece ensuite with jacuzzi tub. Two additional oversized bedrooms and another full bathroom complete the main level. The fully developed lower level offers outstanding flexibility with a large family room, wet bar, office/gym space, two additional oversized bedrooms, and a 4-piece bathroom. A spacious laundry room provides endless possibilities for storage, hobbies, or a dedicated sewing or craft room. Extra-wide hallways throughout the home add to the sense of space, while in-floor heating in both the basement and garage ensures year-round comfort. Outside, you'll find a truly exceptional yard featuring masonry fencing, gated RV parking, a patio with pergola, fire pit area and underground sprinklers in both the front and back yards (12 zones). Gas and Electric have already been extended to the rear of the property, providing the opportunity to build an additional shop if desired (RV ELECTRIC Hook up already in Place!!) Pride of

ownership is evident throughout this remarkable property. Recent updates include central air conditioning (2025), hot water tank (2024), new foundation parging, and nearly all appliances upgraded within the last five years. This is a rare opportunity to own a thoughtfully designed, exceptionally maintained home on a QUIET CUL-DE-SAC in an classy neighbourhood. Near Cottonwood Golf! Book your private showing today.