



**52 Cunliffe Crescent SE  
Medicine Hat, Alberta**

**MLS # A2322712**



**\$479,900**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Gazebo, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** Fridge, Stove, BI dishwasher, Hood fan, BI Microwave, Central A/C, Washer/Dryer, Window coverings, Garage door opener and remote(s), Shed, Underground sprinklers, garage heater, pergola, BI BBQ, BI and attached shelving, gym flooring, ceiling bracket for silks

Welcome to this beautifully updated 4-level split in a perfect location you'll love! Thoughtfully renovated from top to bottom, every level of this home has been finished with quality craftsmanship and a design that feels both fresh and timeless. Each space flows naturally into the next, making everyday living feel effortless and comfortable. Natural light pours into the main living area, creating a warm and welcoming atmosphere; the large, updated windows only add to that bright, open feel throughout. Outside, a stunning landscaped yard awaits, whether you're hosting friends, unwinding after a long day, or letting the kids run free. Nestled in the heart of the crescent, you'll also find a green space and park right at your doorstep; a true bonus for the whole family. Every renovation has been done with care and attention to detail, so all that's left for you to do is move in and enjoy.