



172 14 Street NW  
Medicine Hat, Alberta

MLS # A2322725



**\$409,900**

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	921 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, Open Floorplan		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, central a/c, window coverings, OTR microwave, heater in the garage (gas), lights on front window (solar), hangers for xmas lights

Welcome to this meticulously maintained and extensively upgraded bungalow, perfectly situated on a quiet, mature street backing onto expansive green space and walking paths. Offering the ideal blend of comfort, convenience, and modern updates, this move-in-ready home is located close to multiple schools, the Big Marble Go Centre, shopping, and all major amenities. From the moment you arrive, the exceptional curb appeal and welcoming atmosphere set the tone for what awaits inside. Filled with natural light, the bright open-concept main floor features a spacious living room centered around a stunning stone-faced wood-burning fireplace, seamlessly flowing into the dining area and beautifully renovated kitchen. Thoughtfully designed with both style and functionality in mind, the kitchen showcases ceiling-height cabinetry, pull-out pantry storage, an abundant workspace, stainless steel appliances, and a charming corner window&mdash;perfect for enjoying front yard views and a space for the greenthumbs. The main level offers two generously sized bedrooms and a well-appointed newer four-piece bathroom. Extensive renovations and upgrades throughout the home include triple-pane windows, newer soffit, fascia, eavestroughs, paint, lighting, plumbing, flooring, a newer kitchen, bathrooms a brand-new furnace, and a roof replaced in 2021. Designed with energy efficiency in mind, average utility costs are approximately \$310 per month. Additional details such as winterized exterior taps with automatic shut-offs and a newly sealed garage door further reflect the exceptional care and pride of ownership found throughout the property. This home is like a brand new home with all of the reno's that have been completed. The fully developed basement provides excellent additional living space, featuring a large family room, two more bedrooms, a beautifully finished

three-piece bathroom, and a convenient storage room. Outside, the fully fenced and landscaped backyard is a true retreat. Enjoy the private patio area, healthy green lawn, and manageable outdoor space designed for relaxation. Completing the property is an impressive 24' x 26' detached garage that is fully finished, heated, and ready to be enjoyed year-round. Rarely does a home combine this level of updating, care, and location. Backing onto wide-open green space with only nature behind you, this exceptional property offers the feel of a newer home while being nestled in one of the city's most established and desirable neighbourhoods. A rare opportunity and an absolute must-see.