



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**668 Prospect Drive SW
Medicine Hat, Alberta**

MLS # A2323331



\$599,900

Division:	SW Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,122 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.23 Acre		
Lot Feat:	Views		

Heating: Baseboard, Boiler

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stone

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Garage Furnace, Shed

Welcome to this beautifully updated 2122 sq. ft. four-level split in a prime SW Hill location, offering stunning river valley views, a large lot, and close proximity to the hospital, schools, and amenities. Featuring 4 bedrooms, 3.5 bathrooms, three separate living areas, and an extensive list of recent upgrades, this home perfectly blends modern updates with the original character and charm that make it truly special. The main level is bright and inviting, highlighted by a spacious living room with a large bank of windows, a beautiful brick feature wall, and an electric fireplace insert. The completely renovated kitchen is a showstopper, featuring an enormous island, gorgeous granite countertops, a walk-in pantry, and a full package of new appliances. The adjacent dining room is surrounded by windows that showcase the incredible views, while a sliding glass door provides direct access to the upper deck, making it the perfect place to enjoy your morning coffee or evening sunsets. Upstairs you'll find 4 bedrooms and 2 full bathrooms, making this an ideal family home. The spacious primary suite includes double closets and a beautifully updated 3-piece ensuite with walk-in shower. The main bathroom has also been refreshed with a brand-new tub and surround. The third level offers a fantastic second living space with a massive wall of windows overlooking the backyard, beautiful wood built-ins, a convenient 2-piece bathroom, laundry room with new washer and dryer, and direct access to the heated double attached garage. The lower level adds even more versatility with a third family room featuring another classic brick fireplace, a den/bonus room with an egress window, a 3-piece bathroom with walk-in shower, a huge storage room, and walkout access to the backyard. Outside, the backyard is designed to maximize both enjoyment and the incredible views. An upper deck overlooks the

river valley, while a covered patio below provides additional outdoor living space. There is plenty of lawn area, room for gardening, space for a trampoline, and an included storage shed. Underground irrigation in both the front and back yards helps keep the landscaping looking its best. The list of recent upgrades is impressive and includes new windows throughout, new A/C system, all new flooring, new ceilings and pot lighting, updated bathrooms, new gutters and fascia, spray in attic insulation, and a rubber-coated front porch. The oversized driveway provides ample room for multiple vehicles, trailers, RVs, and recreational equipment. Offering over 2,100 square feet, extensive renovations, incredible views, and a highly sought-after SW Hill location, this move-in-ready home delivers the perfect combination of space, comfort, and value for today's family.