



**3023 Cottonwood Way SW
Medicine Hat, Alberta**

MLS # A2323531



\$990,000

Division:	Cottonwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,087 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Conservation, Environmental Res		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Hot Tub & Supplies; gazebo, entertainment centre & pool table and supplies (Family Room down); 2nd fridge in laundry room; 3rd fridge in lower level

SPECTACULAR is the only word to describe this new listing. Custom built, one owner home this 2x6 built raised, walkout, is an example of a SOLID bungalow offering everything to a Buyer today. Spacious, undated, two plus two bedrooms, main floor laundry, triple attached garage with ample parking for a large RV, two gas fireplaces, enclosed patio facing the entire east side of the home, underground sprinklers front and back, storage +++, a large gazebo with a hot-tub overlooking the Cottonwood coulees. Enjoy your morning coffee while the sun rises or our Medicine Hat's breathtaking sunsets in the 5 star comfort and privacy of your own paradise. This home has been loved by the owner and evidence is obvious. ALL UNATTACHED GOODS will be sold AS IS! TITLE INSURANCE will be offered in lieu of RPR & Compliance. A MUST to view! *Note Some of the sunset pictures, a couple rooms AI enhanced.