



7, 459 Carry Drive SE
Medicine Hat, Alberta

MLS # A2323630



\$458,000

Division:	Crestwood-Norwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,250 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 445
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, See Remarks		

Inclusions: FRIDGE, STOVE, WASHER, DRYER, DISHWASHER, CENTRAL A/C, WINDOW COVERINGS, GARAGE DOOR OPENER W/ REMOTE, GAS BBQ, OAK DESK & FILING CABINETS, LAUNDRY BASIN (ALL UNATTACHED GOODS SOLD "AS-IS"),

Start your next chapter in this exceptional 55+ community ! This spacious WALK-OUT BUNGALOW is located on the outside ring giving it exceptional coulee views. Enjoy the morning sun and watch the wildlife roam! The main floor consists of a large entryway that opens up to a spacious living / dining area with beautiful hardwood floors , the kitchen and breakfast nook to the left , and the 2 main floor bedrooms and a full guest bathroom to the right. The primary bedroom has an ensuite with a shower and ample closet space. The attached double garage has direct access to the inside. There is also room for 2 vehicles on the driveway. The upper deck has a gas line for the BBQ (included). Did I mention the view from here?! Downstairs holds a large bright family room with a walk-out to the yard, a 3rd bedroom, a full bathroom , and a large laundry room with a wash sink and plenty of additional storage space. This well kept property has a great layout, great location, fantastic views, full appliance package, and is available for quick possession. The Horizon Village Community also has an excellent clubhouse with numerous amenities. Condo fee is \$445.00 / month (2026). Pets allowed with restrictions. Call your favourite REALTOR® and make an appointment to view your next home !