



**733 Taylor Road SE
Medicine Hat, Alberta**

MLS # A2326750



\$519,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,354 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Few Trees, Gentle S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	LD Res
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Dishwasher, Dryer, Fridge, Stove, Washer, Work Bench and attached shelving, OTR Hood, Fridge in Basement, Curtain Rod and Blinds, Central Vac with Attachments, Office desks (2), Office shelves (2), Office Chairs (2), Entertainment Unit/Shelf in Family room (Negotiable), Chest Freezer in Garage (Neg), UG Sprinklers (Runs Front&Back), Gas Fireplace

AMAZING VIEW of the South Glen Coulee and The Bullshead Creek. A view like this seldom comes available. FIRST TIME on Market, being sold by the original owners. The WALK OUT basement with a gas fireplace and Back patio create a perfect place to relax after a long day. There is also a great side patio environment that allows you to take in an elevated view and gives you direct access to the kitchen. The Main floor greets you with vaulted ceilings and a spacious living room and formal dining area. The kitchen has plenty of cabinets, counter space and a pantry. The upper floor has 3 bedrooms, including the primary with an ensuite with a walk-in shower and an additional 4 pc bathroom. The view from the back 2 bedrooms is phenomenal. Imagine waking up to the view of the SE horizon, inviting you to seize the day! The lower level is a large family room that walks out to the backyard. This area is considered below grade and part of the additional 1200 sq ft of the home that is not already included in the 1350 sq ft advertised, giving you over 2550 Sq ft! The walk out level also includes another bedroom with a great view and a 3rd full Bathroom. The basement has a large rec room, laundry room and a large storage room. The home features UPDATED VINYL WINDOWS, adorned with newer, quality blinds, a furnace that is serviced every fall, central vac and a great stucco and brick exterior. The yard is beautifully landscaped, has UG sprinklers, a garden area that grows the best tomatoes, and of course, gives you quick access to one of the best walking paths in the city! The Garage checks off the boxes with over 23 feet of interior depth, 2 separate garage doors, an electric heater, work bench, peg board, and attached shelving. Don't Miss the extra WIDE driveway, allowing for RV/Camper Parking, (or Shooting hoops), Plus a quality Shed for additional

storage. If you've been looking for an affordable home with an incredible view, this is it! Book your showing today!