



**30 Vista Close SE
Medicine Hat, Alberta**

MLS # A2328221



\$550,000

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,569 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Street Lighting, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, garage doop opener & remote, tv wall mounts, play fort in basement

Welcome to this beautifully maintained modified bi-level that perfectly combines quality craftsmanship, thoughtful design, and exceptional pride of ownership. Located in a quiet, family friendly neighbourhood with wonderful neighbours, this home is sure to impress from the moment you arrive. Step inside the impressive front foyer, where soaring vaulted ceilings create a bright and welcoming first impression. The main floor features elegant flooring and an open concept layout designed for both comfortable everyday living and effortless entertaining. The kitchen is a true showpiece, complete with granite countertops, rich maple cabinetry, a corner pantry, centre island with breakfast bar, and a spacious dining area that flows seamlessly into the bright and inviting living room. Also on the main floor is a generously sized bedroom featuring vaulted ceilings and a charming built-in window bench with storage, a full 4-piece bathroom, and the convenience of main floor laundry. Escape to the private upper-level primary suite, offering a spacious walk-in closet and a luxurious ensuite complete with a relaxing soaker tub, separate shower, and granite countertops. The fully developed lower level provides even more living space with a large family room featuring a cozy gas fireplace, an additional area ideal for a children's play space, games area, or home office, a spacious third bedroom, another full 4-piece bathroom, and plenty of storage. There is also potential to create a fourth bedroom if desired. Step outside to enjoy the maintenance free deck overlooking the beautifully landscaped and fully fenced backyard complete with underground sprinklers—perfect for relaxing or entertaining family and friends. The heated and insulated 26' x 23' attached garage is perfect for projects, hobbies, or keeping your vehicles comfortable year round. Rubber Stone driveway, offering both

exceptional curb appeal and a durable, slip resistant surface that's easy to maintain. Immaculately cared for and truly move in ready, this exceptional home offers the perfect combination of style, comfort, and functionality in one of the area's most desirable locations. This is a home you'll want to experience in person.