



GRASSROOTS
REALTY GROUP

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6 Cottonwood Court SW
Medicine Hat, Alberta

MLS # A2328815



\$649,900

Division:	Cottonwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,664 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Off Street, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave hood fan, dishwasher built-in, shed, deep freeze, window coverings, ceiling fan x1, garage opener + remotes x2, central vacuum + attachments, kitchen tv & mount, garage tv & mount, washer & dryer and kitchen bar stools x4, underground sprinklers on WIFI controller

Welcome to 6 Cottonwood Court SW! Beautifully maintained and uniquely positioned on a corner lot, this modified bi-level offers a spacious and functional layout with plenty of room to enjoy both inside and out. Step into the inviting, entry and make your way up to the bright main level, where vaulted ceilings and an abundance of natural light create an open and welcoming atmosphere. The kitchen features an eat-up centre island, corner pantry, ample cabinetry and a skylight that fills the space with natural light. The adjoining dining area provides direct access to the covered deck, while a separate formal dining room offers the perfect setting for entertaining and special occasions. The living room is warm and comfortable with a electric fireplace that can be enjoyed from the living, kitchen and dining areas. A good sized bedroom and 4pc bathroom complete the main level. Just a few steps up, the private primary retreat offers a quiet space all its own, complete with a walk-in closet and spacious 5pc ensuite featuring a stand-up shower & soaker tub. The fully developed lower level provides even more living space with a comfortable family room featuring a second gas fireplace, an office tucked behind glass French doors, an additional bedroom, 4pc bathroom, laundry room and plenty of storage. Outside, the tiered deck creates a wonderful extension of the home with plenty of space to relax, entertain and enjoy the landscaped yard. The property also features a designated firepit area, RV parking, garden shed and mature landscaping. A double attached heated garage and large driveway provide plenty of additional parking and storage. Well maintained throughout and offering a fantastic combination of indoor and outdoor living, 6 Cottonwood Court SW is ready for its next owners with quick possession available.

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