



GRASSROOTS
REALTY GROUP

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45 Cooper Road SE
Medicine Hat, Alberta

MLS # A2329571



\$589,900

Division:	Ross Glen		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,102 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Level, No Back Lane, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Central air, fridge, stove (with double ovens), hood fan, dishwasher, window coverings (blinds, drapes, rods), washer, dryer, tv mount(s), garage furnace (AS IS), playhouse, pool equipment shed, shed, solar cover for the pool (in the garage), cover wheel for the pool, portable safety fencing for the pool, garage shelving, central vac and attachments, garage door opener with 2 controls

From the moment you step inside, the thoughtful layout and modern upgrades shine. The main level offers a perfect balance of open-concept living and distinct family spaces. At the heart of the main floor is a gorgeous, fully renovated kitchen boasting quartz countertops, soft-close cabinetry, a tile backsplash, new lighting, a breakfast bar, and stainless steel appliances (including a double oven). The kitchen flows effortlessly into a spacious front living room and a separate formal dining area. Just a few steps down, the cozy sunken family room features a wood-burning fireplace—ideal for relaxing and getting cozy. A convenient main-floor laundry room, an updated two-piece powder room, and abundant closet space round out this level. Upstairs, the layout is incredibly spacious. You'll find three generously sized bedrooms, including a primary retreat complete with a private 3-piece ensuite. A massive bonus room on this level currently serves as a playroom but offers endless flexibility. The upper floor is completed by a refreshed 4-piece main bath with a newer vanity, toilet, and tile. The fully finished lower level adds even more living space, hosting a large rec room with newer carpet, a quiet den (easily convertible to a bedroom), and an additional 2-piece bath. Step outside into your ultimate summer hangout! The beautifully landscaped backyard features a large freshly stained deck, a fully fenced yard, and an outdoor, in ground pool featuring a new liner in 2021 and a new heater in 2022, a solar cover and portable safety fencing. Other notable updates include: newer roof, some vinyl windows, newer AC units, and upgraded furnaces over the years. This home is the perfect place to create a fun oasis for your family for years to come with a great central location near schools, parks, playgrounds and many south end shopping and food amenities.

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