



GRASSROOTS
REALTY GROUP

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**28 Chinook Place SW
Medicine Hat, Alberta**

MLS # A2329841



\$849,900

Division:	SW Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,847 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, F		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Rubber, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: basement stove, fridge in garage

Perched in a coveted cul-de-sac location, this exceptional 1,800+ sq. ft. walkout bungalow offers breathtaking panoramic river views over the tree-lined First Street corridor. Surrounded by stunning mature landscaping, lush lawns, and attractive masonry fencing, this one-of-a-kind property combines timeless craftsmanship with an unbeatable setting. The all-brick exterior creates impressive curb appeal, while floor-to-ceiling windows and skylights flood the home with natural light and showcase the spectacular views from nearly every angle. Inside, high-end cabinetry and granite countertops complement the thoughtfully designed open-concept layout. A striking three-sided fireplace elegantly separates the kitchen and living room, creating warmth and ambiance throughout the main living space. The main floor also features a spacious office with custom built-ins and convenient laundry. The luxurious primary retreat offers stunning river views, a walk-in closet, and a spa-inspired ensuite complete with a soaker tub, and a walk-in shower. The walkout lower level is designed for both relaxation and entertaining, offering two generous bedrooms, a full 4-piece bathroom, abundant storage including a cold room, and a sprawling family and recreation area highlighted by wraparound bookshelves. Car enthusiasts and pet owners alike will appreciate the oversized double attached garage with extra length on one side and a dedicated dog wash station. Centrally located near the hospital, downtown, shopping, restaurants, the Trans-Canada Highway, and an extensive trail system, this remarkable home delivers luxury, comfort, and an unparalleled riverfront lifestyle.