



GRASSROOTS
REALTY GROUP

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35 STAFFORD Street SE
Medicine Hat, Alberta

MLS # A2330535



\$519,900

Division:	SE Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,519 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Other, Wood Frame	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: ALL ATTACHED FIXTURES. FRIDGE, GAS STOVE, HOOD FAN, GARBURATOR, MICROWAVE, BUILT IN DISHWASHE, WASHER, DRYER, ALL WINDOW TREATMENTS, SHED, UNDERGROUND SPRINKLERS, CENTRAL AIRCONTIONING, OVERHEAD HEATER IN GARAGE, GARAGE DOOR OPENER PLUS REMOTE, GAS BBQ

A RARE FIND TODAY. A LARGE, SPACIOUS FULLY FINISHED BUNGALOW LOCATED IN AN ESTABLISHED AND CONVENIENT LOCATION. FROM THE MOMENT YOU WALK IN THE FRONT DOOR, YOU NOTICE THE LARGE LIVING ROOM WINDOWS, THE VAULTED CEILINGS AND THE VIEW INTO THE COZY FAMILY ROOM FEATURING A GAS FIREPLACE AND BIG WINDOWS THAT LOOK OUT ONTO BACK DECK. ADJOINING THE FAMILY ROOM IS A BRIGHT OPEN KITCHEN WITH A BREAKFAST EATING NOOK. SITUATED ON THE MAIN FLOOR ARE 2 LARGE BEDROOMS WITH THE PRIMARY HAVING AN ENSUITE AND WALK IN CLOSET. THERE IS ALSO THE LAUNDRY ROOM AND A 4PC MAIN BATH. THE LOWER LEVEL CONTAINS ANOTHER 2 LARGE BEDROOMS, A 4PC BATHROOM WITH A DEEP SOAKER TUB INCLUDING HYDROTHERAPY. A LARGE REC ROOM ALONG WITH A SPACIOUS BONUS ROOM AND A UTILITY/FURNACE ROOM. YOU ENTER THE BACKYARD FROM THE BREAKFAST NOOK ON MAIN LEVEL STEPPING ONTO A LARGE MAINTENANCE FREE DECK WITH STEPS DOWN LEADING TO ANOTHER LARGE PATIO BEFORE STEPPING INTO THE WONDERFULLY DEVELOPED BACK YARD WITH PERENNIALS THAT COME BACK YEAR AFTER YEAR. MAINTENANCE FREE FENCING GIVES PRIVACY AND SECURITY FOR THE FUR BABIES. THIS BACKYARD OASIS MAY KEEP YOU FROM TRAVELLING AS YOU SOAK IN THE BEAUTY AND FUNCTIONALITY. THE 24x24 HEATED GARAGE GIVES YOUR VEHICLES PROTECTION OR WOULD MAKE A MAN/SHE CAVE WITHIN MINUTES OF ALL AMENITIES. THE GARAGE STAIRS CAN QUICKLY BE REMOVED TO ACCOMMODATE A CHAIRLIFT AS THERE WAS ONE THERE PREVIOUSLY. ALL

WINDOWS HAVE BEEN REPLACED WITH "MAGIC WINDOWS". INCLUDED IN THE PRICE ARE THE FOLLOWING: ALL ATTACHED FIXTURES, FRIDGE, GAS STOVE, HOOD FAN, GARBURATOR, MICROWAVE, BUILT IN DISHWASHER, WASHER, DRYER, ALL WINDOW TREATMENTS, SHED, UNDERGROUND SPRINKLERS, CENTRAL AIR CONDITIONING, OVERHEAD HEATER IN GARAGE, GARAGE DOOR OPENER PLUS REMOTE, GAS BBQ. YOU KNOW WHAT TO DO, SO DON'T MISS OUT ON THIS BEAUTIFUL BUNGALOW!!